

CITY OF VANCOUVER
REGULAR COUNCIL MEETING
FEBRUARY 6, 1973

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 6, 1973, in the Council Chamber at approximately 2:00 P.M.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. R.A. Burrows, Civic Chaplain.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Van Horne Elementary School, under the direction of Miss Bradley.

'IN CAMERA' MEETING

It was advised the 'In Camera' Committee had agreed to an 'In Camera' meeting to discuss certain matters, with the exception of one item which would be discussed further during the 'In Camera' session as to the advisability of that item being retained 'In Camera'.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the following Minutes of the Council be adopted:

- (a) Minutes of the Special Council meeting (Public Hearing, dated January 18, 1973;
- (b) Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 23, 1973;
- (c) Minutes of the Special Council meeting (Public Hearing), dated January 23, 1973;
- (d) Minutes of the Recessed Council meeting (from January 23, 1973), dated January 30, 1973.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

- (a) Motor Homes Sales: 8155 Granville Street
- (b) Rezoning: E/S Clarendon Street (4718 Clarendon St.)
- (c) Rezoning: N/S 2300 block West 10th Avenue
- (d) West End Guidelines and Development Permit #60788
(1716 Pendrell Street)

COMMUNICATIONS OR PETITIONS

1. Civic Chaplain:
Quarter commencing April 1, 1973

MOVED by Ald. Bowers,
THAT, pursuant to recommendation of the Mayor, the Reverend D.L. Campbell, Pastor of Holy Name Parish be appointed Civic Chaplain for the quarter commencing April 1, 1973.

- CARRIED

2. Minor Hockey at PNE

A communication was noted from the PNE Minor Hockey Association asking an opportunity to appear before the Council to discuss certain problems being encountered with PNE policy insofar as use of the Forum for minor hockey is concerned.

MOVED by Ald. Rankin,
THAT the delegation be heard as requested and at that time a representative of the PNE be requested also to be present.

- CARRIED

3. Proposed Licensing of Sidewalk Cafes
and Entertainment in Beer Parlours

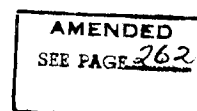
A letter was received from the Corresponding Secretary of the Woman's Christian Temperance Union asking an opportunity to appear before Council on proposal to license sidewalk cafes and extend entertainment in beer parlours. A further letter from Mr. Hugh M. Rae respecting local beer parlour outlets also was noted.

The Mayor recommended that an evening session of Council on a regular Tuesday be set aside to hear public representations on this subject from those interested, in order that the Council may assess public opinions on this matter and formulate recommendations for presentation to the appropriate Provincial authority, which it is understood, will be set up by the Legislature at the present session. The Mayor felt such meeting should be held at an appropriate location outside of the City Hall.

MOVED by Ald. Marzari,
THAT the aforementioned proposal of the Mayor be approved.

- CARRIED

(Aldermen Hardwick, Massey and Pendakur are
recorded in the negative)



4. Bicycle Infractions: Criminal Records
for Juveniles

The Corporation of the City of North Vancouver submitted the following communication:

"The City Council on January 22nd, 1973, adopted a resolution to petition the Attorney General's Department to amend the law dealing with juveniles, in such a manner so as to permit bicycle violation enforcement without the juvenile incurring a criminal record, as at the present time juveniles can only be dealt with under the Juvenile Delinquent Act.

Council has requested that your Municipality support them in this action".

MOVED by Ald. Rankin,
THAT the Vancouver City Council support this proposal of the City of North Vancouver.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, February 2, 1973

WORKS AND UTILITY MATTERS

Local Improvements - Procedures (Clause 3)

MOVED by Ald. Bowers,
THAT the information in this clause be received;

FURTHER THAT the present Local Improvement Procedures in respect of initiative projects be referred to the Standing Committee on Finance and Administration for study. In the meantime the City Engineer report on detail respecting the present procedures and reasons for them.

- CARRIED

Local Improvements - Initiative Principle

Pavement and Curbs (Clause 4)
Street Lighting (Clause 5)

MOVED by Ald. Linnell,
THAT Clauses 4 and 5 of this report, dealing with the above subject matters, be adopted.
(deferred)

MOVED by Ald. Bowers,
THAT these two clauses be deferred for two weeks, with the exception of Schedule 61 referred to in Clause 5 and relating particularly to the Strathcona area.

- CARRIED

MOVED by Ald. Hardwick,
THAT Schedule 61 of Clause 5 of this report, dealing with street lighting on the initiative in the Strathcona area, be approved.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Hardwick,
THAT Clauses 1, 2 and 6 to 9 inclusive of this report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

SOCIAL SERVICE AND HEALTH MATTERS

Tender: Funeral Services for Deceased Indigents

MOVED by Ald. Hardwick,
THAT this report of the Board of Administration (Social Service and Health matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Strathcona Rehabilitation Project: Legal Assistance (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause be adopted.

- CARRIED

cont'd....

Strathcona Rehabilitation Project:
Legal Assistance (cont'd)

MOVED by Ald. Pendakur, in amendment,

THAT the following words be added to the motion of Alderman Hardwick:

'such assistance to be limited to a maximum of \$3,000'

- LOST

(The motion of Alderman Hardwick was put and carried)

Development Permit Applications at Variance with West End Policy Guidelines (Clause 3)

PART I

Two Apartment Buildings:	2077 Nelson Street 1816 Haro Street
--------------------------	--

MOVED by Ald. Hardwick.

THAT the Technical Planning Board be advised the Council approves the issuance of development permit application No. 60451 for development at 2077 Nelson Street.

- LOST

(The Mayor requested, and therefore, is recorded in the negative)

(Mr. R.K. Baker, Barrister, appeared in support of the development permit)

MOVED by Ald. Hardwick.

THAT the Technical Planning Board be advised the Council approves the issuance of development permit application No. 60497 for development at 1816 Haro Street.

- LOST

(The following requested, and therefore, are recorded in the negative: Aldermen Pendakur, Rankin, Gibson, and Massey, and Mayor Phillips)

MOVED by Ald. Volrich.

THAT the Technical Planning Board be requested not to issue the development permits Nos. 60451 and 60497, for development at 2077 Nelson Street and 1816 Haro Street respectively.

- CARRIED

(Alderman Hardwick and Alderman Linnell requested,
and are therefore, recorded in the negative)

PART II One Senior Citizens Apartment Building:
 1600 Nelson Street

In this clause, reference is made to a development permit application by Westsea Construction Ltd. for development at 1600 Nelson Street, of a senior citizens' apartment. Details in respect of the development are noted in this clause pointing out a locked-in lot situation which would follow, and that the Technical Planning Board and Director of Planning and Civic Development recommend refusal since the development is not in compliance with the By-law section requiring each dwelling unit to have a minimum floor area of 400 square feet, with the exception of the provision in Section 11 (8) of the By-law. In addition to a letter dated February 1, 1973, from Westsea Construction Ltd., a representative of the firm was permitted to speak in support of the application.

MOVED by Ald. Harcourt.

THAT this development permit application be referred back to the Technical Planning Board for processing in the normal manner.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Hardwick,
 THAT Clause 1 of this report of the Board of Administration
 (Building and Planning matters), be adopted and Clause 4 received
 for information.

- CARRIED

LICENSES AND CLAIMS MATTERS

Application for License for
 Soliciting for Charity

It was agreed to defer this report pending the hearing of a
 delegation later this day.

FIRE AND TRAFFIC MATTERS

De Cosmos Village Fire Protection

In respect of this clause and the request of the United Co-
 operative Housing Society 1972 that a \$2,500 fee be waived in
 respect of a fire line service for the De Cosmos Village near
 49th Avenue and Boundary Road, it was,

MOVED by Ald. Harcourt,
 THAT a grant of \$2,500 be approved to the Society to cover
 the required service fee.

- CARRIED BY THE
 REQUIRED MAJORITY

FINANCE MATTERS

Police and Provincial Court Parking (Clause 5)

In the consideration of this clause, a letter was received from
 the Municipal and Regional Employees Union requesting an opportunity
 of discussing with the appropriate City officials the matter of
 employee parking at the new Provincial Courts building.

MOVED by Ald. Hardwick,
 THAT this clause be adopted;

FURTHER THAT the appropriate City officials study, for report,
 the cost of acquiring a site in the area for surface parking.

- CARRIED

MOVED by Ald. Harcourt,
 THAT the appropriate City officials report on the disposition
 of the present Coroner's Court Building site and present fire hall
 site at Gore Avenue and Cordova Street.

- CARRIED

MOVED by Ald. Linnell,
 THAT Clauses 1 to 4 and 6 and 7 of the report of the Board
 of Administration (Finance matters), be adopted.

- CARRIED

At this point a short recess was observed followed by an 'In Camera'
 meeting. The Council then recessed to reconvene at 7:30 P.M. in
 open session in the Council Chamber.

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The Council, still in Committee of the Whole, reconvened at approximately 7:40 p.m., February 6, 1973, in the Council Chamber, with the same personnel present.

DELEGATIONS

1. Soliciting for Charity -
Application by Police Mutual
Benevolent Association

The Council considered Board of Administration report (Licenses and Claims Matters), dated February 2, 1973, with respect to the request of the Police Mutual Benevolent Association for a license to solicit for a charitable cause. The report sets out a history of the requirements for a license for such solicitations, and that the Council committee on the matter, having reviewed this application, referred it to Council for consideration.

Mr. J. Hutchinson, barrister, appeared on behalf of the Police Mutual Benevolent Association, and submitted a brief in support of the application.

MOVED by Alderman Bowers,

THAT the application of the Police Mutual Benevolent Association, for a license to solicit for a charitable cause, be not approved.

- CARRIED.

2. Development Permit Application:
Motor Homes Sales
(8155 Granville Street)

The Board of Administration report (Building and Planning Matters), dated January 12, 1973, recommended that Development Permit Application #60510, to use a portion of the existing Gulf Oil Service Station at the south-west corner of 65th Avenue and Granville Street for the sale and display of motor homes, be refused in accordance with recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

Mr. G. Dallas, barrister, representing the Motor Homes Sales, appeared in support of the application.

MOVED by Alderman Pendakur,

THAT Clause 3 of the Board of Administration report (Building and Planning Matters), dated January 12, 1973, in regard to this matter, be adopted.

- CARRIED.

3. Rezoning: E/S Clarendon Street
(4718 Clarendon Street)

The Council noted the Board of Administration report (Building and Planning Matters), dated January 19, 1973, with regard to the application of Mr. D. V. Guenther for the rezoning of 4718 Clarendon Street.

The Board of Administration, in its report, recommended the application be refused, in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

(continued)

DELEGATIONS (continued)

Rezoning: E/S Clarendon Street
(4718 Clarendon Street)
- continued

Mr. A. B. MacQuarrie, barrister, representing Mr. Guenther, appeared in support of the rezoning application, or alternatively, that permission be granted to use the present building as a duplex.

MOVED by Alderman Hardwick,

THAT Clause 1 of the Board of Administration report (Building and Planning Matters), dated January 19, 1973, in connection with this matter, be adopted.

- CARRIED.

4. Rezoning: N/S 2300 Block
West 10th Avenue
(Mr. G. Gemmill)

Council considered Board of Administration report (Building and Planning Matters), dated January 5, 1973, with respect to an application to rezone Lots 13 - 20 inclusive, on the N/S of the 2300 block West 10th Avenue.

The Board of Administration, in its report, recommended the application be refused, in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

Mr. K. Brauner, barrister, representing Mr. Gemmill on behalf of property owners, appeared in support of the application, and filed a brief, dated February 6, 1973.

MOVED by Alderman Rankin,

THAT Clause 5 of the Board of Administration report (Building and Planning Matters), dated January 5, 1973, in respect of this matter, be adopted.

- CARRIED.

5. West End Guidelines and
Development Permit #60788
(1716 Pendrell Street)

The Council considered Board of Administration report (Building and Planning Matters), dated January 5, 1973, in respect of Development Permit Application #60788, for the development of an apartment building at 1716 Pendrell Street.

In the clause, reference is made to the new Zoning and Development By-law amendments in respect of the West End, and that the application is in conflict.

Mr. Leon Glassman, representing Glassman Holdings Ltd., appeared and presented a brief, dated February 6, 1973, in support of the application.

MOVED by Alderman Pendakur,

THAT the action of the Zoning Planner, in refusing this Development Permit, be approved.

- CARRIED.

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DELEGATIONS (continued)

- 6. Grant Request:
Canadian Youth Hostels Assoc.
(Pacific Region)

The Council had before it, for consideration, Clause 1 of the Report of the Standing Committee on Finance and Administration, dated January 25, 1973, recommending that the application of the Canadian Youth Hostels Association (Pacific Region), for a grant of \$20,000 in connection with the hostel, operating out of a National Defence Building at Jericho, be not approved.

The Association submitted an amended grant proposal, dated January 30, 1973, for a grant of \$10,000, on a matching basis with the Canadian Youth Hostels Association (Pacific Region).

A representative of the organization appeared in support of the request.

MOVED by Alderman Harcourt,
THAT a grant of \$10,000 be approved, on a matching basis, as proposed by the Association.

- LOST.

At this time, a short recess was observed, and the Council reconvened at approximately 9:15 p.m. and continued with the Agenda business.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

- A. Board of Administration,
GENERAL REPORT, February 2, 1973
(continued)

FINANCE MATTERS (continued)

Interim Action on City Lands Pending
Decisions by Council on Land Banking
(Clause 8)

In considering this clause, action was taken as follows:

MOVED by Alderman Bowers,
THAT sites 19 and 20, in the Champlain Heights area, be offered by bid for either sale or lease.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Director of Finance, the Supervisor of Property and Insurance, and the Director of Planning, be instructed to meet with the Mayor and the Finance and Administration Committee, to review the specific property items mentioned in the report and which items are in process, for the purpose of establishing action which should be taken in the interim period, on the understanding, however, the Committee will report, with recommendations, to the Council.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the action of the Director of Finance, whereby instructions have been issued to the Accounting Division to credit surplus proceeds from property sales to a separate reserve, effective January 1, 1973, until Council establishes land banking policies and guidelines, and until the Council subsequently decides otherwise, be confirmed.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

GENERAL REPORT, February 2, 1973
(continued)

FINANCE MATTERS (continued)

1973 Assessment Breakdown
by Category of Property
(Clause 9)

In considering this clause, a memorandum was noted from Alderman Bowers, dated February 2, 1973, submitting further assessment information.

MOVED by Alderman Bowers,
THAT Clause 9 of Board of Administration report (Finance Matters) be received for information.

- CARRIED.

B. PERSONNEL MATTERS,
Supplementary Report

MOVED by Alderman Hardwick,
THAT the Board of Administration report (Personnel Matters, Supplementary Report), dated February 2, 1973, be adopted.

- CARRIED.

C. PROPERTY MATTERS

Expropriation for Britannia
Community Services Centre
(Clause 6)

In respect of this clause, the Supervisor of Property and Insurance submitted a memorandum, addressed to the Board of Administration under date of February 5, 1973, in further explanation.

MOVED by Alderman Linnell,
THAT Clause 6 of the Board of Administration report (Property Matters), dated February 2, 1973, be adopted.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Linnell,
THAT Clauses 1 to 5 inclusive, and Clause 7 of the Board of Administration report (Property Matters), dated February 2, 1973, be adopted.

- CARRIED.

D. Report of Standing Committee
on Civic Development
- January 18, 1973

MOVED by Alderman Hardwick,
THAT Clauses 1 and 2 of the Report of the Standing Committee on Civic Development, dated January 18, 1973, be adopted; and Clauses 3 and 4 be received for information.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

- E. Report of Standing Committee
on Community Development
- January 18, 1973

MOVED by Alderman Volrich,
THAT the report of the Standing Committee on Community Development,
dated January 18, 1973, be received, for information, after Clause 1 (c)
re Governmental Reform, is amended by changing the first resolution
therein to read as follows:

"RESOLVED that there be representatives invited to participate
in these meetings re government and election reform from the
School and Park Boards."

- CARRIED.

- F. Report of Standing Committee
on Social Services
- January 25, 1973

MOVED by Alderman Rankin,
THAT the report of the Standing Committee on Social Services,
dated January 25, 1973, be adopted.

- CARRIED.

- G. Report of Standing Committee
on Finance and Administration
- January 25, 1973

Private Hospitals - Court Case
(Clause 2)

MOVED by Alderman Bowers,
THAT this clause be received for information; and that the
Mayor communicate with the Minister of Rehabilitation and Social
Improvement, requesting confirmation, in writing, re the government's
position on the matter of the City's liability.

- CARRIED.

1973 - Subjects for Consideration
(Clause 3)

MOVED by Alderman Bowers,
THAT this clause be received for information.

- CARRIED.

(For Council action re Clause 1, see page 8.)

- H. Report of Standing Committee
on Civic Development
- January 25, 1973

MOVED by Alderman Hardwick,
THAT Clause 1 of this report be adopted, and Clauses 2 and
3 be received for information.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.
- CARRIED.

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BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT BY-LAW
(N/S East 33rd Ave., west of Knight Street)

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT leave be given to introduce a By-law to amend By-law
No. 3575, being the Zoning and Development By-law, and the By-law
be read a first time.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT Council do resolve itself into Committee of the Whole
to consider and report on the By-law, His Worship the
Mayor in the Chair.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAW TO AMEND BY-LAW NO. 3334, BEING
THE SUBDIVISION CONTROL BY-LAW (Lot Sizes
in the New RM-4A and C-2A District Schedules)

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT leave be given to introduce a By-law to amend By-law
No. 3334, being the Subdivision Control By-law, and the By-law
be read a first time.

- CARRIED.

(continued)

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BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3334, BEING
THE SUBDIVISION CONTROL BY-LAW (Lot Sizes
in the new RM-4A and C-2A District Schedules
(continued)

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT Council do resolve itself into Committee of the Whole
to consider and report on the By-law, His Worship the
Mayor in the Chair.

- CARRIED.

MOVED by Alderman Massey,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

- A. Expropriation of Property:
1112 Cotton Drive, 1120 Cotton Drive,
1618 Napier St., 1643 William Street
and 1641 William Street

MOVED by Alderman Gibson,
SECONDED by Alderman Marzari,
THAT, WHEREAS the City of Vancouver desires to acquire all
those certain parcels or tracts of land and premises situate in
the City of Vancouver, in the Province of British Columbia, more
particularly known and described as follows:

(continued)

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MOTIONS (continued)

Expropriation of Property
(continued)

Parcel B (Reference Plan 822) of Lots 1 and 2, Block 38, District Lot 264A, Plans 717 and 1771	1112 Cotton Drive
Parcel C (Reference Plan 822) of Lots 1 and 2, Block 38, District Lot 264A, Plans 717 and 1771	1120 Cotton Drive
Lot 4, Block 38, District Lot 264A, Plans 717 and 1771	1618 Napier Street
Lot 17, Block 38, District Lot 264A, Plans 717 and 1771	1643 William Street
Lot 18, Block 38, District Lot 264A, Plans 717 and 1771	1641 William Street

pursuant to its powers under section 204(j)(viii) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED.

1. Third Crossing: Burrard Inlet

On January 16, 1973, notice was given on a motion re Third Crossing: Burrard Inlet, submitted this day for action, having been changed by permission of Council and now reads as follows:

MOVED by Alderman Pendakur,

SECONDED this day by Alderman Harcourt,

THAT the following resolution of the City Council of December 21, 1971, be rescinded, and the Provincial and Federal governments, and other concerned parties, be so advised.

- CARRIED.

THAT WHEREAS it is reported that representatives of the Federal and Provincial Governments are prepared to commence the Third Crossing of Burrard Inlet immediately; --

AND WHEREAS the Swan Wooster/C.B.A. report dated July, 1970, estimates the cost of making provision for the distributor from the Crossing in Vancouver to be \$3.2 million for the first stage;

(continued)

MOTIONS (cont'd)

Third Crossing: Burrard Inlet
(continued)

THEREFORE BE IT RESOLVED that the City of Vancouver advise the Federal Government, the Provincial Government and the North Shore municipalities that Vancouver is prepared to participate in the cost-sharing for the proposed Third Crossing of Burrard Inlet on the basis of the formula suggested in the report of Swan Wooster/C.B.A. dated July, 1970, on the understanding that the City of Vancouver's contribution in the first stage will be limited to provision for the distributor function at the North end of the Thurlow tunnel, but not the construction of such distributor.'

2. Christ Church Cathedral:
Historic Site

On January 23, 1973, notice was given on a motion re Christ Church Cathedral, submitted this day for action, having been changed by permission of Council and now reads as follows:

MOVED by Alderman Gibson,
SECONDED this day by Alderman Rankin,

THAT City Council request the Provincial Government to designate Christ Church Cathedral as an historic site, under the Archeological Historic Sites Protection Act.

- CARRIED.

(Alderman Massey requested, and therefore was recorded as voting in the negative.)

Before dealing with this motion, the Council noted a communication from Christ Church Cathedral, asking the motion not be proceeded with until the church development application has been reviewed by the Council.

3. Library Board:
Hours of Operation

On January 23rd, notice was given on the following motion:

MOVED by Alderman Gibson,
SECONDED this day by Alderman Linnell,

THAT Council request the Library Board to consider the possibility of operating its libraries seven days per week.

- CARRIED.

4. Membership: Board of Police Commissioners

On January 23rd, notice was given on the following motion:

MOVED by Alderman Volrich,
SECONDED this day by Alderman Harcourt:

THAT the Corporation Counsel be instructed to apply at the forthcoming legislative session for an amendment to the Vancouver Charter to increase the membership of the Board of Police Commissioners from four (4) to seven (7), and to provide for the appointments to be made by the Lieutenant-Governor in Council after consultation with City Council, to provide for each appointment to be for a three-year term with two to be appointed annually (subsequent to the expiration of the current appointments), to provide for payment of an annual sum on account of remuneration and expenses, and to report back with details of the proposed form of legislation.

- CARRIED

(continued)

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MOTIONS (cont'd)

Membership: Board of Police Commissioners
(continued)

MOVED by Alderman Rankin, in amendment,

THAT the motion of Alderman Volrich and Alderman Harcourt be amended to provide for an increase in the membership of the Board of Police Commissioners from four to five, by the appointment of one alderman, and the other terms of the motion be varied accordingly.

- LOST.

(The motion of Alderman Volrich and Alderman Harcourt was put and CARRIED.)

The following requested and, therefore, are recorded as voting in the negative, on the motion of Alderman Volrich:

Alderman Pendakur
Alderman Rankin
Alderman Hardwick
Alderman Linnell.

5. Delegations and Time Limitation

At the recessed Council meeting on January 30, notice was called on a motion re Delegations and Time Limitation, submitted this day for action, having been changed by permission of Council and now reads as follows:

MOVED by Alderman Hardwick,

SECONDED by Alderman Massey,

THAT the opening presentation by a delegation be confined to five minutes, except with specific permission by a majority of Council, and delegations be so notified by the City Clerk when delegations are scheduled.

- LOST.

NOTICE OF MOTION

The following Notices of Motion were submitted, and recognized by the Chair:

1. Pacific National Exhibition

MOVED by Alderman Rankin,

THAT WHEREAS the P.N.E. is presently operating under a thirty-five year lease with the City of Vancouver;

AND WHEREAS the P.N.E. has been incorporated under an Act of the Provincial Legislature;

AND WHEREAS the present structure of the P.N.E. has made it completely unresponsive to political direction or control from the elected officials of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Provincial Government rescind the Statute under which the P.N.E. was incorporated and return the control of the P.N.E. to the City of Vancouver.

(Notice)

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NOTICE OF MOTION (continued)

2. Day Care Facilities

MOVED by Alderman Rankin,

THAT WHEREAS there is a crisis in the Day Care Centres in the City of Vancouver;

AND WHEREAS the City of Vancouver has been declared the Licensing inspection agency for the day care centres which was approved by City Council in October 1972;

AND WHEREAS there is not yet a staff operating in the field of Day Care Centres and only interim permits are being granted;

THEREFORE BE IT RESOLVED:

1. that the Council of the City of Vancouver direct the Department of Permits and Licenses to implement fully the supervision of day care centres not later than March 1, 1973;
2. that the Council of the City of Vancouver co-operate in every way with the Provincial Government in making available suitable structures, i.e. houses, etc., for day care centres;
3. that the Council of the City of Vancouver urge the Provincial Government to make available day care facilities for all children regardless of age, where there is a necessity for the parents to require this service, since
 - a) at the present time the 1 to 3 year olds are not supplied any day care facilities, and
 - b) the day care centres are only available at certain hours and many parents who need the facilities are on shift work.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt:
Development Permit #60568,
2696 West Broadway

advised of complaint received in respect of Development Permit #60568, and additional uses to 2696 West Broadway; it being the view that sufficient consultation with citizens in the area was not carried out. Particularly, the complaint refers to the provision for surface parking in this residential area.

The Mayor directed the matter to the Director of Planning and Civic Development for report.

Alderman Harcourt:
Acquisition of Property
for Britannia Complex

raised the matter of obtaining a report with respect to finding alternative accommodation for tenants and owners affected by the acquisition of property for the Britannia complex. However, he was advised that the subject matter should be presented to Council by way of a regular motion.

Regular Council, February 6, 1973 17

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Linnell:
New Hudson Street
Crossing and Rapid
Transit Arrangements

referred to the Council action of January 30, 1973, requesting the Council representatives on the Regional District to discuss, at the District level, the new Hudson Street Crossing in respect of its construction, to permit the carrying of rapid transit tubes. The alderman enquired of the status of the matter now, since she read a recent newspaper report which indicated some aldermen have raised the matter at the District level.

The enquiry was answered by members of Council, it being indicated the subject required continued action with the District.

Alderman Harcourt:
Expropriation for New
Airport Runway

reported progress with regard to hearings re expropriation of property for the new airport runway, and of citizen action being taken in this regard.

The alderman requested approval of a sum of money to make distribution of pertinent information available to the affected citizens, through the school students. It was, therefore,

MOVED by Alderman Harcourt,
SECONDED by Alderman Pendakur,

THAT the Director of Social Planning be authorized to expend an amount of up to \$100.00, in respect to the distribution of such information.

(Notice)

Notice was called and recognized by the Chair.

NEW BUSINESS

Land Acquisition Program

The Minister of Municipal Affairs submitted a communication, dated February 1, 1973, which reads as follows:

"We have launched a program of residential land acquisition.

The immediate objective is to build housing as soon as possible. I want to stress that the type of housing we propose is what is best suited to the particular property and the community, consistent with Municipal plans. We intend to work closely with Municipal and Regional Government staff to achieve the objective of good quality housing.

The acquisition program is of a dual nature, namely:

- (1) Land for immediate development and building;
- (2) Long term land banking.

(continued)

Regular Council, February 6, 1973 18

NEW BUSINESS (cont'd)

Land Acquisition Program
(continued)

I ask for your assistance by offering for sale, to the British Columbia Government, any suitable land including single lots which your Municipality now owns. It will be helpful, too, if you could suggest land not owned by the Municipality which you consider we should purchase - please keep in mind that we are bound by the recent restrictions with respect to farm land.

In the immediate program, time is important - in order to use the available funds in the current budget, it is necessary that a commitment to purchase be made before the 31st of March, 1973."

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT the Supervisor of Property and Insurance report to Council on suitable sites available, pursuant to the Minister's letter.

- CARRIED.

The Council adjourned at approximately 11:05 p.m.

The foregoing are Minutes of the City Council meeting of February 6, 1973, adopted on February 13, 1973.

A. Phillips MAYOR

R. Thompson CITY CLERK

A-1

BOARD OF ADMINISTRATION(WORKS) 1

February 2, 1973

The following is a report of the Board of Administration: -

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:1. Installation of Water Mains - 1972 Capital Budget

"The 1972 Water Works Capital Budget included \$102,000 set aside for servicing part of Areas E & F of Champlain Heights. This work will not be carried out within the 1972 Budget period because the Sub-division Design has not been finalized.

There is a considerable amount of water main installation work to be done prior to 1973 paving. The following two projects form part of this work. It is proposed that the funds appropriated for Champlain Heights be made available for 'Prior to Paving' Projects.

WATER MAIN PROJECT 213

<u>Street or Avenue</u>	<u>From</u>	<u>To</u>
Hudson Street	72nd Avenue	73rd Avenue
Selkirk Street	71st Avenue	73rd Avenue

WATER MAIN PROJECT 214

<u>Street or Avenue</u>	<u>From</u>	<u>To</u>
S.W. Marine Drive	Angus Drive	Adera Street
Birch Street	14th Avenue	15th Avenue

The estimated cost for Project 213 and 214 is \$20,000 and \$38,000 respectively.

Part of Project 214 consists of replacing the old steel pipe under the C.P.R. track at Marine Drive and East Boulevard. An Agreement is required with the C.P.R. to lease the crossing.

I therefore RECOMMEND that:

- (a) The funds appropriated for Champlain Heights in the amount of \$102,000 be transferred from Account Code 128/5301, 'North Portion Areas E & F' to the 1972 Water Works Capital Budget, 'Short Notice Project Unallocated', Account Code 128/7902.
- (b) Subject to approval of (a), water mains be installed on the above mentioned streets and that \$20,000 for Project 213 and \$38,000 for Project 214 be appropriated from Account No.128/7902.
- (c) The Corporation Counsel be instructed to prepare and execute for the City all necessary agreements concerning the Marine Drive Crossing including permission from the Railway Transport Committee if required.
- (d) The Corporation Counsel cancel any existing agreement for the old main which is to be abandoned."

Your Board RECOMMENDS that the foregoing be approved.

2. Winter Capital Projects Fund Applications

"Subsequent to the report of the Standing Committee on Finance and Administration dated January 11th, 1973, and Council's approval thereof on January 16th, 1973, one additional proposal has been received from the Board of Parks and Public Recreation for the construction of an Auditorium and Administration building, Vandusen Botanical Gardens. This is a new project, not included in the Current Five-Year Plan.

The proposed building, to be called 'Floral Hall', is intended to provide a meeting place and library for horticultural groups and headquarters building for the Botanical Garden's Association. Of an estimated total cost of \$300,000, a private donation of \$150,000 is anticipated. If the construction proceeds as planned, forgiveness under the Winter Capital Projects Fund will total approximately \$110,000; leaving a net cost to the City of \$40,000.

The Director of Finance advises that the City's funds could be provided from the Supplementary Capital Budget.

RECOMMENDATION

On behalf of the Board of Parks and Public Recreation, the City Engineer RECOMMENDS that:-

- (a.) Council authorize the submission of the application for a \$150,000 loan under the Winter Capital Projects Fund for the above project.
- (b.) The City Engineer or Deputy City Engineer be authorized to sign the contract with the Government of Canada for this project."
- (c.) Advance approval of \$40,000 net City's share from the 1973 Supplementary Capital Budget be given, subject to confirmation of the private donation and Senior Government approval."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.

INFORMATION:

3. Local Improvements - Procedures

The Deputy City Engineer reports as follows:

"PURPOSE

This is an information report to accompany the next report on 'Local Improvements - Initiative Principle'.

PROCEDURES

- 1. Local Improvement projects are initiated under present regulations in two ways:-
 - (a) 'By Petition'- where at least 2/3 of the registered owners, representing at least 50% of the assessed property value, file a petition with the City Clerk, asking that a certain project be constructed.

A recommendation to Council is made by the City Engineer regarding the petitions.
 - (b) 'Initiative Principle'- where the City Engineer recommends that Council initiate the project because of safety, high maintenance costs, etc. An 'Initiative' project can be defeated if more than 50% of the affected property owners, representing more than 50% of the assessed value of the affected property, petition against the project.

Clause No. 3 Cont'd

- 2. The recommendations to Council, either on the 'Initiative Principle' or 'By Petition' are known as the 'First and Second Steps' reports.

Conceptually, the First Step Report, asks Council for approval in principal while the Second Step Report provides pertinent details of the projects, including the availability of funds. However, in practice the two reports are combined for more efficient handling by departments concerned, and by Council.
- 3. After Council approves the First and Second Steps, the projects are advanced to a Court of Revision following notification to each property owner, by mail, of his assessed footage, estimated cost and time and date of the Court of Revision.
- 4. On the appointed day, Council sits as a Court of Revision, hears any delegations, and subsequently determines finally whether or not to proceed with the projects."

Your Board submits the above report of the Deputy City Engineer for Council INFORMATION.

RECOMMENDATIONS:

4. Local Improvements - Initiative Principle
Pavement and Curbs

First Step:

The Deputy City Engineer reports as follows:

- "I consider it advisable to carry out projects for -
- Pavement and Curbs (Local Residential)
 - Pavement and Curbs

as shown on the attached schedule dated January 26, 1973, as Local Improvements.

The City's share of these improvements is available from the 1972 Streets Capital Budget."

Second Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated January 26, 1973.

The estimated total cost of these improvements is \$489,131.00, and the City's share of the cost is \$265,536.00.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:-

- 1. The reports of the Deputy City Engineer and of the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.
- 2. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

5. Local Improvements - Initiative Principle
Street Lighting

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the Light Standard Projects and the Special Light Standard Projects shown on the attached schedule dated January 26th, 1973, as local improvements.

Four Special Light Standard Projects (post-top type) are included to replace the inadequate and obsolete street lighting in the area bounded by Granville Street, 41st Avenue, Hudson Street and 49th Avenue. Requests have been received for improved street lighting in this area.

The size of each of the four projects in this area will limit the number of property owners affected by each project to approximately 50, as suggested at the January 11th, 1972, Council meeting.

In advancing the four projects I propose to send each of the property owners the following:-

- (1) An information sheet describing the street lighting project, with an illustration of the type of street light proposed. There have been complaints about lack of information on similar projects in the past.
- (2) A notice of objection form. This form will simplify the procedure for registering objections. There have been complaints of the difficulty in petitioning against similar projects in the past.

This procedure is similar to that approved by Council for previous Special Street Lighting Projects.

The City's share of these local improvements is available in the 1972 Basic Capital Budget with the exception of \$30,000 which will be included in the 1973 Basic Capital Budget.

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report, dated January 29th, 1973.

The estimated total cost of this improvement is \$242,537 and the City's share of the cost is \$117,323.

Subject to Council's approval of the 1973 Basic Capital Budget, I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to in the attached list and RECOMMEND that:

1. The report of the City Engineer and Director of Finance be adopted.
2. The City-owned parcels shown on the list attached to the detailed Second Step Report for this local improvement project be declared assessable.

6. Street Closure - 35th Avenue, Larch to Vine Streets

The City Engineer reports as follows:

"Mr. K. Shirley of 2402 West 35th Avenue requests Council's permission to close 35th Avenue between Larch and Vine Streets so that he may turn a portion of the street (60 feet in front of his home) into an ice-skating rink for the children of this double block. This permission would have to be for unspecified time periods, since the ice rink could only be made at a time when the temperatures are forecast to be sub-freezing for three or four days.

Mr. Shirley has submitted a petition from 15 of the 19 residents of this double block indicating that they are in favour of the request. At this writing he has been unable to contact the other four residents.

Under section 77 of the Street and Traffic By-law, Council may declare a street closed to permit sleighing or skating. Although no streets have been closed for the purpose of making skating rinks, Council has authorized the City Engineer to close a limited number of streets for sleighing, as and when snow conditions permit.

The flooding of a street for skating has a number of implications. Whereas sleigh hills are established on streets where snow conditions generally prohibit the movement of traffic, the flooding of an otherwise passable street in order to create an ice surface could set up a hazardous condition. It may be difficult to control the run-off of water so as to keep the remainder of the street, or in some cases adjacent streets, free from ice, especially as the temperature warms up.

Whereas street closures for other local events, such as street dances, are generally for a short period of a couple of hours up to one day in duration, a skating rink would require a closure for as long as a cold spell lasts, which could be a week or more in duration. This could result in a significant degree of inconvenience of local access for service vehicles and emergency vehicles, as well as the adjacent property owners.

If on-street skating rinks were to become popular, then their spread throughout the City (as opposed to a limited number of sleigh hills) would cause administrative difficulties with respect to control and the placement of barricades, as well as local access, in other areas in the City.

In the circumstances, it would seem that if outdoor skating rinks are to be provided in local neighbourhoods, they should be located off-street in locations such as school grounds or parks where adequate safety can be insured.

In view of the foregoing, it is RECOMMENDED that Mr. Shirley's request that 35th Avenue be closed between Larch and Vine Streets for the purpose of creating an ice-skating rink be NOT APPROVED."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

7. Provision of Sanitary Sewerage Facilities in the Area Bounded by the Existing Marine Drive, the Fraser River, Kerr Road and Boundary Road

The City Engineer reports as follows:

"This area is owned principally by the City, MacMillan Bloedel (south of the B.C. Hydro Railway tracks), and a small portion of private development on the south side of the existing Marine Drive.

It is expected that in the next two to three years the City land will be sold for development as industrial sites. Prior to the sale of these sites, it will be necessary to provide them with storm and sanitary sewerage. The sanitary system will discharge to the Greater Vancouver Regional District's Trunk which now runs along the proposed Marine Drive alignment. As most of the land lies at an elevation below the hydraulic grade line of this trunk, it will be necessary to pump all the sanitary sewage into it.

In order to comply with the requirements of the Pollution Control Board, MacMillan, Bloedel Limited are about to construct a sanitary sewage collection system within their plant. Their consulting engineers, Dayton and Knight Limited, have recommended that it would be to the advantage of their client and the City to consolidate the pumping facilities for the MacMillan Bloedel property and the property to the north. Based on this recommendation, MacMillan Bloedel have offered to construct, at their cost, two pumping stations including the force main connecting them to the Greater Vancouver Regional District's trunk sewer, of a size, design and specification approved by the City of Vancouver to serve the entire area. After start-up and acceptance tests are completed to the City Engineer's satisfaction, the stations will be operated by MacMillan Bloedel for two years after which they would be conveyed to City ownership. Any sewage from City development would be discharged into the MacMillan Bloedel stations and pumped by them during this initial 2-year period.

In return for supply and installation of these stations and force mains, the City of Vancouver would:-

- (1.) Maintain them during the initial 2 years.
- (2.) Provide sites for the stations.

Estimated cost of the two stations and force mains is \$65,000. Annual cost of operating the two stations would be approximately \$4,000. However, only approximately \$1,000 of this would be attributable to power consumption in pumping flow from the MacMillan Bloedel property and this power cost would be borne by MacMillan Bloedel during the initial 2-year period. The remaining \$3,000 per year would be borne by the City.

As the City will ultimately be obliged to construct and operate it's own pumping stations to serve the area north of the B.C. Hydro right-of-way, it is economically advantageous for the City to accept MacMillan Bloedel's offer.

It should be noted that a small portion of MacMillan Bloedel property lies on the Burnaby side of Boundary Road but it is normal City practice to accept minor interchanges with Burnaby where natural boundaries transcend political ones. This does not affect the overall economics of the proposal.

The City Engineer therefore RECOMMENDS the following:-

- (1.) The City to accept the two pumping stations and force mains when they have been satisfactorily completed and are operating to the satisfaction of the City Engineer and after the initial operating period of two years by MacMillan Bloedel.

....Cont'd

Clause No. 7 Cont'd

- (2.) A suitable site be reserved on City property at the north-west corner of Boundary Road and Kent Avenue north for one pumping station. The second site to be provided at the north-west corner of Kinross Street and Kent Avenue North (this site is presently leased by MacMillan Bloedel from the City but this location is mutually satisfactory).
- (3.) The City to permit MacMillan Bloedel Limited to construct and maintain private sewers along Kent Avenue South (currently leased from the City) from Kinross Road to Boundary Road, along Boundary Road from the Fraser River to the Greater Vancouver Regional District's trunk, and on Kinross Street from South Kent Street to the Greater Vancouver Regional District's trunk, all under a standard Encroachment Agreement. These sewers to become the property of the City in the event of MacMillan Bloedel subdividing or selling their property.
- (4.) All works which may ultimately be taken over by the City to be constructed to City approved specification under City inspection.
- (5.) The Corporation Counsel be authorized to draw up suitable agreements to cover the preceding items."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

8. Project 200 Investments Limited and Pedestrian Access to Granville Square

The Corporation Counsel reports as follows:

"By agreement dated as of September 1, 1970, made among the City, Project 200, Marathon Realty Company Limited (Marathon) and Canadian Pacific Limited (Canadian Pacific), the City granted Canadian Pacific an easement to enter on portions of Granville Street and Cordova Street (as shown on the plan accompanying the agreement) to provide pedestrian access to and egress from Canada Square (now called Granville Square). This public way has now been constructed. However, it has been determined that it is not constructed wholly within the boundaries of the easement granted for such purpose; that is, the structure encroaches on Cordova Street approximately two inches along the westerly side of the walkway where it crosses over Cordova Street.

A draft amending agreement, together with a substitute plan showing the encroachment, prepared by the Solicitor for Project 200, was submitted to the City Engineer and I was advised by letter dated December 12, 1972, from the Deputy City Engineer that from the Engineering Department stand-point, the document and the plan are acceptable.

Accordingly, the Solicitors for Project 200 have submitted the amending agreement prepared in final form for execution, wherein the City agrees to the encroachment and the substitute plan. This document also provides for changing the name "Canada Square" to "Granville Square" wherever the words "Canada Square" appear in the original agreement. A copy of the agreement is on file in the City Clerk's office.

....Cont'd

Clause No. 8 Cont'd

It is recommended that the agreement as submitted be approved and that the Mayor and City Clerk or Deputy City Clerk be authorized to execute the same and affix the City Seal thereto."

Your Board RECOMMENDS the foregoing recommendation of the Corporation Counsel be approved.

9. Office Accommodation for Transit Engineer -
Engineering Department

The City Engineer reports as follows:

"On October 31, 1972 Council authorized an additional Professional Engineer in the Traffic Division of the Engineering Department for a continuing review of ways to improve the transit operations in Vancouver. The incumbent is to commence duties on February 1, 1973 and it is necessary to provide office accommodation as quickly as possible.

The Assistant Director, Construction and Maintenance has estimated the cost of the renovations to be \$1,400 and funds will be provided for this work in the 1973 Budget.

It is recommended that the necessary renovations be carried out to provide this accommodation."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 146

Board of Administration, February 2, 1973 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Tender No. 28-72-12:
Funeral Services for Deceased Indigents

The Purchasing Agent, Medical Health Officer, and Director of Welfare and Rehabilitation report as follows:

"Tenders for the above were opened by the Board of Administration on Monday, January 15, 1973, and referred to the Purchasing Agent, Medical Health Officer and Director of Welfare and Rehabilitation for tabulation and report.

Tenders were received from four (4) firms. The attached tabulation shows cost details, whereas the following summary merely names the bidders and estimates the total annual costs:

<u>Tenderer</u>	<u>Estimated Total Cost for a 12 Month Period</u>
1. Glenhaven Memorial Chapel	\$42,125.00
2. Vancouver Funeral Directors	\$47,825.00
3. First Memorial Services Ltd.	\$49,170.00
4. Forest Lawn Memorial Services	\$53,670.00

We RECOMMEND acceptance of the low bid submitted by Glenhaven Memorial Chapel Ltd., for a 12 month period commencing March 1, 1973, at an estimated annual cost of approximately \$42,125.00."

Your Board

RECOMMENDS that the recommendation of the Purchasing Agent, Medical Health Officer, and Director of Welfare and Rehabilitation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 190

Board of Administration, February 2, 1973 . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Champlain Heights - Site #15
Home for the Mentally Retarded

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

On November 17th, 1970, City Council resolved that Site #15 (see Appendix A) be sold to the Vancouver Association for the Mentally Retarded at market price.

In their presentation to City Council at that time, the Association noted that the buildings would be grouped as town-houses to conform to the spirit and context of the conditions of development established by Council for the site. Up to now, the Association has been arranging financing and getting the necessary Provincial Government approvals for the project. The Association's architect has produced sketch drawings which illustrate four separate buildings approximately 30' x 60', each of which contains nine to ten bedrooms. These buildings are Boarding Houses rather than townhouses (see sketch attached as Appendix B). This type of dwelling unit could be designed to be compatible with the adjoining single family development. The attached sketch provides for low site coverage and considerable amount of natural trees. The proposed design however, should be completely re-examined with respect to setbacks, spacing of buildings, location of parking, etc.

If Council wishes to accept the development of a home for Retarded Adults and Children on this site then it is recommended that Council instruct the Director of Planning and Civic Development to

- (1) make application to amend the Zoning and Development By-law to permit Boarding Houses for Retarded Adults and Children and refer such application direct to Public Hearing after report from the Vancouver City Planning Commission
- (2) amend the Conditions of Development for Site #15 as outlined in Appendix C to this report. "

On January 12th, 1973, the Technical Planning Board endorsed the recommendations of the Director of Planning and Civic Development.

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

- 2 Strathcona Rehabilitation Project
Legal Assistance

The Director of Planning & Civic Development reports as follows:

"The Strathcona Rehabilitation Project has now been operating for approximately 12 months and during this period 117 grant loans have been approved, 109 mortgages registered, 57 jobs started and 43 jobs completed. Despite some very serious misgivings initially about the sort of contractual arrangements which might be made between the homeowners and their contractors, thanks to the vigilance and tact of the site office staff there have been no serious problems between homeowners and contractors. Recently, however, it has been necessary to intervene in two contracts because of what were considered to be improper practices. The effect of this intervention, which was for the benefit of the project, has been to place three individual homeowners in a position where they might conceivably be sued.

Board of Administration, February 2, 1973 . . . (BUILDING - 2)

Clause No. 2 Cont'd

The Corporation Counsel advises that he is not in a position to offer assistance to these homeowners as he would be if the City itself were involved. Whereas the contracts for these home improvements are between the homeowners and the contractors, nevertheless the project has an interest in that the result of unfavourable litigation could be excessive grant loans. This is in addition, of course, to the matter of maintaining trust in the community and the general principles involved.

The Provincial and Federal representatives on the Strathcona Rehabilitation Committee have agreed to accept as a charge against the project, legal assistance for homeowners who might be unable to provide it for themselves, at the discretion of the Chairman, who will consult with other members of the committee by phone before exercising this discretion.

This matter has been discussed with the Strathcona Rehabilitation Committee, who concur in the recommendations, and the Corporation Counsel also agrees.

Accordingly, it is RECOMMENDED that Council approve the provision, as a shared cost from the Strathcona Rehabilitation Committee contingency fund, of legal assistance for homeowners in the Strathcona area where such assistance may be needed as a result of disputes between the homeowners and the contractors from work arising out of Strathcona Rehabilitation Committee grant loans, the funds for such assistance to be disbursed at the discretion of the Director of Planning & Civic Development, who is Chairman of the Strathcona Rehabilitation Committee, on advice from the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning & Civic Development be approved.

INFORMATION AND CONSIDERATION:

3. Development Permit Applications at Variance with West End Policy Guidelines

The Director of Planning & Civic Development reports as follows:

"BACKGROUND

Council received a report on November 7, 1972 dealing with eight development permit applications which were received prior to the submission of the October 31 rezoning application but which were at variance with the West End Policy Guidelines.

The resolution of City Council dated November 7, 1972 stated in part:

'THAT, with the exception of Development Permit No. 59581 referred to in the Board of Administration report, development permit applications which are not strictly and legally in accordance with the present by-law, be not approved and the applicants be directed to re-apply under the new West End Policy Guidelines.'

....Cont'd

Clause No. 3 Cont'dANALYSIS

I. Two apartment buildings

- A. Development Permit Application #60451
 2077 Nelson Street - RM-4
 Floor Space Ratio 3.442
 Height - 23 storeys
 Units (2 and 3 bedroom) - 59
 Site Area - 177.8' x 131'
 (23,300 sq. ft. approx.)
 Condominium Apartment Building
- B. Development Permit Application #60497
 1816 Haro Street - RM-4
 Floor Space Ratio 3.48
 Height - 21 storeys
 Units - 122
 Site Area - 231' x 131'
 (30,400 sq. ft. approx.)

These two applications meet every requirement of the existing by-law.

On design review the Design Panel considered that while these two designs met minimum design standards when considered as individual buildings, in the broad context and considering their particular locations they would adversely affect the amenity of the West End. The Panel felt that the proposed tower on Nelson would further add to the creation of a solid wall of buildings separating Stanley Park from the rest of the West End. Concerning the apartment for Haro Street, the Panel felt that this was a blatant case of meeting the proposed West End zoning changes deadline of October 31st by submitting identical plans, with no consideration to the location of the site. The area surrounding this proposed tower is of relatively low density at present, whereas the previously considered identical tower was located in a highly developed area.

The Panel therefore recommended that the Technical Planning Board refuse these two designs in view of the fact that they would adversely affect the West End amenity in the broad context.

The two applications in question meet every requirement of the existing By-law and it was the opinion of the Technical Planning Board that in view of Council's instructions, the Board had no option but to grant these permits. While being aware of the opinion of the Design Panel, the Technical Planning Board resolved that:

'as these applications fulfill all the requirements of the resolution of Council under which we are acting, they be approved, but before the permits are issued Council be advised of this decision of the Technical Planning Board.'

II. One Senior Citizens' Apartment Building.

- Development Permit Application #60388
 1600 Nelson Street - RM-4
 Floor Space Ratio 3.5
 Height 25 storeys
 Units 277
 Site Area 264' x 131'
 (39,000 sq. ft. approx.)

....Cont'd

Board of Administration, February 2, 1973 . . . (BUILDING - 4)

Clause No. 3 Cont'd

- A. The 277 self-contained units would be comprised of 184 bachelor units (317 sq. ft. to 408 sq. ft.) and 93 one bedroom units (all exceed 400 sq. ft.).

It has been policy in the past to allow smaller unit sizes for developments for senior citizens. The senior citizens development in the City's own West End Community Centre/ Senior Citizens project has units as small as 290 sq. ft. (some members of the Technical Planning Board consider these smaller units tolerable but not desirable).

This Senior Citizens' development would be financed with a N.H.A. loan through Central Mortgage and Housing Corporation; it is for senior citizens; it is limited dividend with controlled rents, 20 to 30 dollars below market rent for a period of 15 years. 'Limited Dividend' does not mean that the proposed development is 'non profit'.

Because of the November 7, 1972 resolution of City Council the Director of Planning and Civic Development recommended that the application be refused since the proposed development is not in compliance with Section 10 (15) (a) of the Zoning and Development By-law. The Section requires that 'each dwelling unit shall have a minimum floor area of 400 sp. ft. except as provided for in Section 11 (8) of this By-law.'

The Technical Planning Board resolved:

'THAT the Application be reported to City Council that in accordance with Council's resolution of November 7, 1972 the Technical Planning Board proposes to refuse this application but prior to doing so they wish Council to be aware of the points raised by the Board.'

- B. Should the requested development proceed, a 65.5' x 66' lot at the south-west corner of Nelson and Cardero Streets, in separate ownership, would become a 'locked-in lot'.

Following Council's previous instructions regarding 'locked-in lots', City officials would endeavour to resolve the problem of the 'locked-in lot'. Failing settlement to the acceptance of both parties, the matter would be referred to Council for consideration.

Because of the recommendation of refusal by the Technical Planning Board, no action regarding the locked-in lot has yet been taken.

Aside from the items mentioned in A (too small dwelling unit size) and B (a 'locked-in lot' situation), this proposed development would comply with the requirements of the Zoning and Development By-law.

If City Council does not concur with the recommendation of the Technical Planning Board to refuse the Development Permit Application, it is suggested that the Development Permit Application be referred back to the Technical Planning Board for processing in the regular way."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION and CONSIDERATION of Council.

Council's attention is drawn to the attached correspondence from the two applicants and the owner of the 'locked-in lot'. Council may, in light of the applicants' comments, defer for the hearing of delegations on the matters as suggested.

Board of Administration, February 2, 1973 (BUILDING - 5)

INFORMATION

4. Strathcona Rehabilitation Project: Purchase of Properties/
Superior Bakery

The Director of Planning and Civic Development reports as follows:

"In January, 1972, Council received a report on a possible appeal from Superior Bakery for an extension of a nonconforming use in the Strathcona area. This was coupled with a request for the Strathcona Rehabilitation Committee to recommend the purchase of sites occupied by nonconforming uses so that both the nonconforming use and the area could benefit by a move to an appropriately zoned area by the nonconforming use.

It was recommended at that time that City Council establish the general policy that no urban renewal funds be allocated from the Strathcona Rehabilitation Project budget for the purchase of property, with the policy to be reviewed in December, 1972.

As far as the Superior Bakery is concerned, a temporary appeal for 12 months was allowed by the Board of Variance in December, 1972 to enable the Superior Bakery to find a site elsewhere or to allow for the site to be purchased as part of the Strathcona Rehabilitation Project.

As far as the policy of reallocating funds is concerned, the Strathcona Rehabilitation Committee suggests that May, 1973 would be an appropriate time to review the budget for the Strathcona Rehabilitation Project and to recommend what reallocation of funds, if any, should be made.

For the information of Council, the total amount of \$5 million originally available for the Strathcona Rehabilitation Project was divided \$2 million for grant/loans to private property owners, \$2 million for public works, \$500,000 for administration and \$500,000 contingency."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 190-192

Board of Administration

February 2, 1973 (LICENSES)

LICENSES AND CLAIMS MATTERSCONSIDERATION:

1. Soliciting for Charity - Application by Police Mutual Benevolent Association

The Corporation Counsel and the City License Inspector submit the following report:

"Prior to August, 1972 the City did not attempt to regulate activities relating to soliciting for charity. The consequence was that anyone could solicit money for virtually any purpose, in any way, at any time, as often as they pleased and, in the absence of actual fraud, there was nothing unlawful being done. Furthermore, there was no way of ascertaining how much money was being collected in the City, by whom, and for what purposes. This situation gave rise to constant complaints by citizens in respect of the methods or objectives of the individuals or organizations conducting the soliciting.

In an effort to exercise some measure of control in this area, Council, on August 1, 1972, amended the License By-law to make it mandatory to have a City licence before conducting any charitable solicitation. At the same time Council set up the Soliciting for Charity Committee. At its first meeting this Committee authorized the License Inspector to issue a licence directly when he is satisfied that the applicant is a bona fide charitable organization and that all, or substantially all, of the money collected will accrue to the Charity involved.

Where the License Inspector has some doubt or reservations in respect of an application, it is referred to the Committee. If the Committee does not recommend issuance of the licence, it is refused, and the applicant may appeal to Council.

From August to the end of 1972 there were 30 licence applications. 28 licences were issued and 2 refused. One was refused because of the nature of the organization which proposed to do the soliciting, and the other on the ground that 80% of the amount proposed to be collected would be spent on expenses and profit to the professional organization that intended to conduct the campaign.

In 1973, 23 licences have been issued and one is pending.

It is our opinion that the present system is reasonably effective and there is no doubt that the amount of complaints in this area has dropped appreciably.

At a recent meeting of the Soliciting for Charity Committee it was decided to refer the Police Mutual Benevolent Association application to Council for consideration.

....Cont'd

Clause No. 1 Cont'd

In summary, the P.M.B.A., (as they have done for several years), intend to sponsor a circus. The organization of the campaign, selling of tickets, arranging the performance etc., will be done by Canadian Dominion Productions Ltd. Salesmen's commissions, management fees, and other expenses will account for 58% of the amount collected. The cost of the circus itself will be 17%. The amount to be given over to the P.M.B.A. will be 25% or \$25,000, whichever is greater. This will then be turned over to the B. C. Kidney Foundation.

The soliciting will be done by telephone and the estimated total amount of funds to be raised is \$90,000. "

Your Board submits the foregoing report of the Corporation Counsel and City License Inspector for Council's CONSIDERATION.

DELEGATION appearing at 7:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 192

FIRE AND TRAFFIC MATTERSINFORMATION:1. De Cosmos Village Fire Protection

The City Engineer and Fire Chief report as follows:

"The 'United Co-operative Housing Society 1972' submitted a brief to Council requesting that a fee of \$2,500 for a fire line service be waived because of the expense involved with providing hydrant type private fire protection in the recently constructed De Cosmos Village near 49th Avenue and Boundary Road (see attached copy of their letter dated December 27, 1972).

The following is a brief description of normal procedures for providing hydrant type private fire protection and the proceedings with respect to the 'Village'.

De Cosmos plans, together with a development permit, were received and checked O.K. by the Water Design Branch of the Engineering Department on April 29, 1971. Procedure was to confirm that water supply was available on the street.

Detailed plans of De Cosmos from which problems of fire protection could have been determined were received by the Department of Permits & Licenses at a later date. These were not forwarded and normally would not be forwarded to the Water Design Branch.

There is a reference in the subject letter to 'water pressure condition along 49th Ave'. There is no lack of water for fire protection in the area.

The \$2,500 fee for the 8" service is 'at cost' in accordance with the Water Works By-law.

By-laws of the City do not require developers to provide hydrants on their own property.

However, developers or architects can recognize the problem and provide for hydrant type fire protection in the course of design. Sometimes they will seek the advice of the City Fire Warden.

The Fire Warden, in most instances, receives plans of proposed developments in sufficient detail to enable him to suggest additional fire protection and/or road access improvements if required. He did not receive detailed plans of the proposed De Cosmos Village.

On October 16, 1972, Shirley C. Schmid, Secretary-Treasurer of the Housing Society, 'phoned the Fire Warden to express concern over the lack of private fire protection. The De Cosmos construction was almost complete at this date.

On October 17, 1972, the Fire Warden contacted the Water Design Engineer and it was agreed that additional private hydrants were advisable within the De Cosmos area.

On October 27, 1972, an 'on site' meeting was held between De Cosmos representatives, and Engineering and Fire Department representatives. Mr. Mackrow (one of the De Cosmos representatives) then wrote asking for the suggested location of the added fire line and hydrants.

....Cont'd

Board of Administration

February 2, 1973 (FIRE - 2)

Clause No. 1 Cont'd

On November 16, 1972, two of the marked-up plans which Mr. Mackrow enclosed were then returned together with a covering letter. (Copies of Mr. Mackrow's letter and the Engineer's reply are attached)

In summary therefore, it is to be noted that:

- 1) The Fire Department can only suggest and not demand that fire hydrants be placed on private property.
- 2) There is no intimation that the developers must provide on site fire protection.
- 3) There is no lack of water for fire protection on 49th Avenue or Boundary Road in the vicinity of the 'Village'.
- 4) The fee of \$2,500 for the water service is in accordance with the Water Works By-law."

Your Board submits the foregoing report of the City Engineer and Fire Chief for the INFORMATION of Council and notes that a copy of this report is being made available to Shirley C. Schmid on Friday, February 2, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 142



Board of Administration, February 2, 1973 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Block 52 Parking Garage

The City Engineer reports as follows:

"By the terms of the lease agreement between the City and Pacific Centre Limited, the City must bear all costs for kiosks (or control stations) serving the parking facility.

The Downtown Parking Corporation (D.P.C.) has been retained by the City to operate the Block 52 garage. The garage opened in October, 1971 and as a result of subsequent operating experience, the D.P.C. recommends that two emergency kiosks be added to ensure a satisfactory level of vehicle control at all times. These elements would be located at appropriate points along the vehicular entry ramps. It has been estimated that the inclusion of these two kiosks into the existing structure would cost \$12,000. The D.P.C.'s recommendation has been reviewed departmentally and I concur with the proposal.

It is therefore recommended that \$12,000 be allocated from the Parking Meter Reserve Fund for the purpose of providing two emergency kiosks in the Block 52 parking garage."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Request for Funds for Temporary Help - Purchasing Agent's Office

The Director of Finance reports as follows:

"There is an immediate need for a temporary buyer position in the Purchasing Agent's Office to help clear up the backlog of work which has accumulated due to:

- (a) Civic Strike in 1972.
- (b) Certain special projects over and above the buyer's normal workload - (Indigent Burials, Lease and Operation of the proposed new Provincial Courts Cafeteria, etc.)
- (c) An exceptionally high number of absences due to illness coming at one of the busiest times for this division - year end. (In the past six weeks alone 30 man-days of the buyers' time (25%) have been lost because of illness, and one buyer is still away.)

In addition to this backlog, the furniture replacement program was set back when the City's major office furniture contractor went out of business. Although a new contract has been awarded and new standards have been adopted, considerable work still remains in the selection and purchase of furniture within these standards, and this work must be completed within the various constructions and renovation time schedules that have been set for the City Hall, various Health Units, Welfare Units, the Provincial Courts Complex, etc. The Purchasing Division must also co-ordinate the various moving jobs which result from the foregoing.

I am recommending that funds be provided for a temporary buyer for a 4-month period to April 30th, and that a further review and report be made at that time if it develops that further assistance is required.

(cont'd...)

Board of Administration, February 2, 1973 (FINANCE - 2)

CLAUSE NO. 2 (continued)

It is recommended:

I. That a temporary buyer position be approved for the period February 16th, 1973 to June 15th, 1973.

and

II. The approximate cost amounting to \$4,586.00, including fringe benefits, be approved in advance of the 1973 budget approval."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

3. Queen Elizabeth Park Restaurant Lease

The Corporation Counsel submits the following report:

"In March of 1971 the Board of Parks and Public Recreation requested proposals for the operation of a restaurant and gift shop facilities at the Queen Elizabeth Park. A number of proposals were received and one of the proposals was accepted by the Park Board. The fact that the restaurant was to be leased was reported to City Council in a Board report dated December 17, 1971. On January 11, 1972 City Council approved the awarding of a contract for the construction of the restaurant. However, upon preparing the lease documents it was discovered that no formal Council approval for the awarding of the lease to the operator of the restaurant had been obtained.

It is proposed to lease the restaurant and gift shop facilities to Three B's Enterprises Ltd. for a term of five years, renewable for a further five-year term at the option of the lessee. The lease is to be personally guaranteed by Mr. Helmut Bollman, the president of Three B's Enterprises Ltd. There will be a guaranteed annual rental of \$30,295 and, in addition, an amount of 8.1% of gross sales in excess of \$375,000 and 10% in excess of \$500,000, with the condition that if the lessee exercises his option to renew, the rental will be renegotiated for the further five-year term.

Since, if the lessee exercises the option to renew, a term in excess of five years will result, Council approval of the lease is required pursuant to section 490 of the Vancouver Charter.

It is the lessee's intention, in order to secure his financial arrangements, to execute a Mortgage of Lease by way of Sub-lease to the Industrial Development Bank. It will be necessary for the City to consent to a sub-lease and execute the sub-lease document.

Cont'd.....

Board of Administration, February 2, 1973 (FINANCE - 3)

CLAUSE NO. 3 (continued)

I recommend that the Queen Elizabeth Park restaurant and gift shop be leased to Three B's Enterprises Ltd. on the following terms and conditions:

- (a) the term of the lease to be five years commencing February 1, 1973, or upon completion of the restaurant with an annual rental as aforesaid;
- (b) that the lease be personally guaranteed by Helmut Bollman;
- (c) the lessee have an option to renew the lease for a further term of five years with the rental to be renegotiated;
- (d) the lease documents to be satisfactory to the Superintendent of the Board of Parks and Public Recreation and the Corporation Counsel.

I further recommend that the City consent to the lessee granting a Mortgage of Lease by way of Sub-lease to the Industrial Development Bank, the form of the sub-lease to be satisfactory to the Corporation Counsel. "

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

4. City Savings Resulting from Federal Input to our Capital Programs

Your Board has received the following report from the Director of Finance:

"The Federal Employment Loan Programs have and will generate City capital borrowing authority (through the Federal contribution) not required to meet the City's original five year plan program, i.e. the savings in our capital program created by the Federal forgiveness on labour.

These savings should be moved to a separate category (entitled 'Subject to Varying') within the capital program borrowing authority where their allocation will be at Council's discretion, based on Council's priority judgments regarding additional capital projects submitted by Departments.

This action would be similar to action taken in the past when the City was able to replace borrowing authority with funds from the revenue budget. The "Subject to Varying" accumulation resulting from this past action now stands at approximately \$2,600,000.

Council is undoubtedly aware that additional funds are needed from time to time after the original establishment of the five year plan. In some cases these funds can be provided from the supplementary capital budget. In other cases they require that the five year program be changed or increased, e.g. in 1971 it was necessary to increase the planned borrowing for sewers and pollution control work by approximately \$7,000,000. This has a decided effect in increasing debt charges over the level originally contemplated in establishing the five year plan. During 1973 it will be necessary to increase the sewers borrowing authority further because of the CNR-City agreement on False Creek Flats.

Cont'd....

Board of Administration, February 2, 1973 (FINANCE - 4)

CLAUSE NO. 4 (continued)

With the additional needs that do arise or that Council may generate it is wise to maintain the maximum degree of flexibility for Council's decisions.

I therefore recommend that the City's capital program savings generated by the Federal contribution to our capital programs be held in the category "Subject to Varying".

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

5. Police and Provincial Court Parking

The City Engineer reports as follows:

"INTRODUCTION

One hundred and ninety-two parking spaces are being constructed as part of the new Provincial Court complex at Main and Cordova Street. In the eastern portion of the site, 156 at-grade parking spaces are being provided; another 36 spaces are to be constructed under and integrated into the new Court building. The construction work associated with this overall development is scheduled to be completed by about October, 1973.

According to the parking provision requirements as defined in Schedule 'B' of the Zoning and Development By-law, a minimum of 155 parking spaces is required.

This report outlines the parking provisions with respect to the Police Department and the Provincial Court and recommends a parking space allocation and operational system for the 192 space area.

PARKING SPACE ALLOCATION

As reported by the Board of Administration and approved by Council on January 26th, 1971, this new parking area is to serve essential staff, police vehicles and the public.

Under present City policy, only employees at or above pay grade 37 are entitled to special reserved parking.

Over the past several years, a limited number of senior Court and Police Department employees below pay grade 37 have been provided parking spaces for various reasons. Strict implementation of the foregoing parking allocation policy of the City could create some difficulties for these particular employees who have had parking privileges in the past. It is suggested, therefore, that parking privileges be continued for these employees presently supplied with parking but who are below pay grade 37 until such time as they resign, retire or are promoted to pay grade 37. At such time, the person filling their position would not be allocated a parking space.

Police vehicles and private automobiles owned by Judges, and Police Department members attending Court during off-duty periods also generate parking demands. Presently the Judges have five exclusive on-street spaces and the police have fifteen exclusive on-street "Police Zone" spaces plus 20 parking exemption permits granted by Council in 1970 for off-duty members attending Court. It is proposed to convert the five exclusive on-street Judges spaces and 15 police zone spaces to public use and locate space for these members off-street in the new 192 space parking facility. At the same time, it is also proposed to continue to make available to the Police Department the 20 on-street parking exemption permits.

Board of Administration, February 2, 1973 (FINANCE - 5)

CLAUSE NO. 5 (continued)

On the basis of the foregoing, the 36 underground parking spaces in the Provincial Court complex would conveniently meet the parking needs of the Judges, appropriate senior Prosecutors and the senior Court employees. Similarly, if 60 of the 156 parking spaces in the new lot were allocated to the Police Department, this number of spaces would accommodate the needs of the Police Department as determined by City policy. These 60 spaces would be available only to police vehicles and senior graded police employees as defined herein. The remaining 96 parking lot spaces would be available to the general public on a pay basis.

PARKING FACILITY OPERATION

The 36 underground parking spaces would be assigned to certain Court employees at no charge. Because of the relatively remote location of these spaces and because the users of these spaces would not be charged for parking, no physical and manned controls are necessary, with the exception of a limited number of signs.

Since this 36 space parking area is integrated in the overall Provincial Court complex, it is appropriate that the maintenance and cleaning of it be carried out as part of the overall building maintenance program. The Provincial Court Administration office concurs with this suggested arrangement.

The 156 parking lot spaces have been proposed to be available to the Police Department (60 spaces) on a no-charge basis and to visitors (96 spaces) on a charge basis at prevailing rates. It was determined that the most suitable control system for this parking lot is parking meters for visitors coupled with sign control for the police parking space.

To provide parking space for persons visiting the Court, and to discourage all-day and monthly parking, a review indicated that a parking meter time scale in two hour increments to a maximum of six hours would be appropriate. Furthermore, the proposed charge is 25¢ per two hours of parking. Therefore, a maximum charge would be 75¢ and this allows a maximum of six hours parking.

This 156 space parking lot is essentially an extension of the City's on-street system. As such, it is planned that the City would have complete administrative control over this area. As part of this arrangement, the Engineering Department would be responsible for the lot maintenance, and the Finance Department would carry out the parking meter collections. The Police Department would provide enforcement of the parking regulations in the lot.

The Law Department has advised that in order to allow police enforcement it would be necessary to establish this parking lot as a street. It advised further that the Parking Meter By-law should be amended so that the proposed parking rates, which are different from those set forth in this existing By-law, can be used.

It is proposed that funds required for purchase and installation of parking meters, and for other items such as signs, and annual maintenance costs, be appropriated from the Parking Meter Operating Expenditure Account. Furthermore, it is suggested that all revenue accrued from the parking meters be credited to the Parking Meter Revenue Account. The Finance Department agrees with this suggestion.

RECOMMENDATIONS

On the basis of the foregoing, it is recommended that:

- A. The parking privileges for those employees currently supplied with a parking space, but classified below pay grade 37, be continued until such time as they resign, retire or are promoted to pay grade 37. At such time, the person filling their position not be allocated a parking space.

cont'd..

CLAUSE NO. 5 (continued)

- B. The 36 underground parking spaces, which are to be integrated into the new Provincial Court complex, be allocated to the Judges, appropriate senior Prosecutors and senior Court employees as defined herein.
- C. Sixty (60) of the planned surface lot parking spaces on the site of the new Provincial Court complex be allocated to the Police Department. These spaces would be available only to police vehicles and senior graded police employees as defined herein. The remaining 96 parking lot spaces be available to the general public on a charge basis.
- D. No control system be used for the 36 underground spaces other than signing. Parking meters be used to control the 96 spaces for the general public in the open parking lot and signs be used to control the remaining 60 spaces which would be allocated to the Police Department.
- E. The City be responsible for the overall administration of the 192 space parking facility. The 36 space garage area would be maintained in conjunction with the maintenance program for the new Provincial Court building. The Engineering Department would be responsible for the maintenance of the 156 space parking lot and the Finance Department would carry out the parking meter collections. The Police Department would be responsible for enforcement of the parking regulations in the 156 space lot.
- F. The charge for public parking in the lot be 25¢ per each two hour period with a maximum daily time limit of six hours and a maximum charge of 75¢.
- G. The parking lot be established as a street.
- H. The Law Department be asked to prepare the appropriate amendments to the Parking Meter By-law so that the above proposals can be implemented.
- I. The funds required for meter purchase and installation, signs and annual maintenance be appropriated from the Parking Meter Operating Expenditure Account. All revenue derived from the parking meters be credited to the Parking Meter Revenue Account.
- J. A copy of this Board of Administration report be forwarded to the Board of Police Commissioners for their information."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

6. Replacement Equipment - Gestetner 466 and Base

The Administrator, Provincial Court, Vancouver, reports as follows:

"The Gestetner 366 which has been in use at 312 Main Street since 1966 is past warranty and is in need of overhaul. The cost of this overhaul is estimated at \$145.00, and there is no guarantee on parts not replaced. The machine is unable to be used and a machine has been provided on loan from Gestetner Ltd."

The Purchasing Agent has recommended replacement in 1973. Estimates are as follows:

Gestetner 466 & Base	\$1,435.00
Less Trade-in	<u>-60.00</u>
	<u>\$1,375.00</u>

Board of Administration, February 2, 1973 (FINANCE - 7)

CLAUSE NO. 6 (Continued)

It is recommended that the Administrator, Provincial Court, Vancouver, be authorized to purchase this equipment at an estimated net cost of \$1,375.00 prior to approval of 1973 budget.

Your Board RECOMMENDS the foregoing recommendation of the Administrator, Provincial Court, Vancouver, be adopted.

7. New Position - Personnel Assistant, Employment Section,
Employment & Training Division, Department of Personnel Services

The Director of Personnel Services reports as follows:

"On January 17, 1970 the Board of Administration approved a report dated October 1, 1969, from the Director of Personnel Services, recommending reclassification of one of two Personnel Assistant positions in the Employment Section, to Personnel Assistant II. This action was taken to strengthen the Recruiting and Interviewing functions.

For the last two years, one Personnel Assistant only has worked at the front desk and this has resulted in problems of excessive workloads, delays, and declining services to the public requesting employment information and applying for positions. Since 1969, due to the economic situation, there has been a large increase in job searchers and applicants. Either by mail or by personal contact at the time of appearance in the Department, many more persons are being informed, advised and notified. Significantly more applications are received, registered, evaluated and otherwise acted upon than was the case prior to 1969. More basically qualified applicants are being tested and interviewed.

The mounting workload of the Employment Section is demonstrated by certain data listed below:-

	<u>1969</u>	<u>1972</u>	<u>Increase</u>
Personnel Actions *	1,864	1,843	-
Applications Received	8,862	12,178	37.4%
Applicants Tested	1,593	1,900	19.3%

* Personnel Actions include permanent and temporary appointments, transfers, promotions, demotions.

For the last two years the single Personnel Assistant has been unable to provide urgently needed technical back-up to the three Personnel Officers I and II regardless of the nearly continuous assignment of the "Pool" Clerk Typist II and intermittent assignment for prolonged periods of the "Pool" Clerk Stenographer II to this Section in 1972. Such an extensive use of "Pool" employees by one Department is highly undesirable; other Departments cannot be given the service for which "Pool" positions were established originally.

It is therefore recommended that one additional Personnel Assistant position in the Employment Section be established, to:

- (a) restore service to the public at an acceptable level by a technically competent employee;
- (b) provide sufficient technical assistance to three Personnel Officers I and II; and
- (c) re-activate clerical "Pool" services to City Departments.

Cont'd.....

Board of Administration, February 2, 1973 (FINANCE - 8)

CLAUSE NO. 7 (continued)

The duties assigned to this new Personnel Assistant position would be identical to those of the existing position, at Pay Grade 12 (\$528-628).

This recommendation has been discussed with the Administrative Analyst and the Business Manager of the Municipal and Regional Employees' Union, both of whom are in agreement.

The estimated recurring annual cost calculated at the final step in the applicable pay range at 1973 rates and including benefits of 11% would be \$8,227. This amount would be included in the 1973 Departmental Budget."

Summary of Recommendations

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One NEW Position	-	Personnel Assistant Pay Grade 12 (\$528-628)	When filled

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

CONSIDERATION

8. Interim Action on City Lands Pending Decisions by Council on Land Banking

The Director of Finance and the Supervisor of Property and insurance report as follows:-

"In his inaugural Address, the Mayor stated his desire to discontinue the present land sales program and to investigate the matter of establishment of a Land Bank. Such investigation may of necessity take some months before detailed policies and procedures can be established by Council.

It is desirable that guidelines be established for the interim period in order that staff may continue to process offers to purchase which have been received as a result of past advertisements, or previous Council instructions.

The Director of Finance and the Supervisor of Property and insurance consider that the following action would be effective in minimizing or eliminating the sale of those lands which might be important to the City in a Land Banking program.

These officials would, in effect, not process offers on:

1. Large parcels or assemblies.
2. Downtown properties in particular.
3. "Industrial Park" type property.
4. Small holdings, including individual lots which might be judged to be in a critical area or related to other City properties or projects.

The Director of Finance and the Supervisor of Property and insurance would exercise their judgment (having a general idea of the basic philosophies of Council on Land Banking) in forwarding to Council only those offers that do not appear to be in the above categories.

Board of Administration, February 2, 1973 (FINANCE - 9)

CLAUSE NO. 8 (Continued)

This will still permit your officials to continue to recommend to Council for sale:

- (a) Residential Single Family zoned lands, and certain miscellaneous Residential (Multiple) zoned lands.
- (b) Isolated lands of an Industrial, multiple dwelling, or commercial nature where the Director of Planning is prepared to release only for consolidation with the abutting site; where the abutting owner has a specific need of the City land for expansion; and where in our judgment such land sale would not conflict with the Land Bank concept.

Council of course would still have the option of turning down any of these recommendations.

It should be noted that the City is still involved in the latter phases of assembling and marketing certain lands on behalf of the Redevelopment Partnership (Federal-Provincial-Municipal). In accordance with signed agreements, the City is obligated to sell these properties as opposed to possible land banking consideration.

During the last two years, the disposal of lands in the City's Champlain Heights project has represented the bulk of City sales. This project has, as Council will be aware, been the subdivision, servicing and disposal of successive portions of the S/E Sector of the City, in accordance with an approved overall general plan of development.

For information, Council will find attached a map of Champlain Heights. Most of Areas A, B and C, have been marketed. Of immediate concern, however, are the two major sites 19 and 20 in Area D. These sites are 6.8 acres and 10 acres respectively and will shortly be ready for marketing in accordance with the resolution of Council of July 18th, 1972, as follows:-

'That sites 19 and 20 be marketed for housing in approximately the \$25,000 to \$30,000 price range. The density of site 19 to be approximately 10 units per net acre and site 20 to be approximately 15 units per net acre.

Both sites to be marketed through 'competitive design and fixed price.'

Areas E and F do not require any immediate decisions relating to land banking concepts as plans for development have not been determined by Council. The final disposal of this land, by sale or lease, is thus some time away.

There are certain ongoing items, including offers on properties advertised last year in accordance with previous Council policy, which will need to be considered by Council in detail and these offers will be forwarded to Council very quickly.

It is suggested that Council may wish to instruct the Director of Finance and the Supervisor of Property and Insurance to meet with the Mayor and the Finance and Administration Committee to review these specific property items which are in process and establish the action which should be taken in the interim period.

The Director of Finance has instructed the Accounting Office to credit the surplus proceeds from property sales, commencing January 1st, 1973, to a separate 'Reserve', -- to be held until Council has the opportunity to establish the Land Banking policies and guidelines, thus the funds will not be available for the Capital Program unless Council later decides otherwise.

Your officials submit the above as a suggested interim course of action on the sale of City land, for Council's consideration."

Your Board submits the above report for Council CONSIDERATION.

Board of Administration, February 2, 1973 (FINANCE - 10)

INFORMATION

9. 1973 Assessment Breakdown by Category of Property

The Director of Finance has submitted the following report for Council's information.

"The attached statistical sheet giving a breakdown of 1973 general purposes assessment data by category of property is not normally distributed to Council (though it is available). However, because of expressed interest it is herewith submitted. If Council is desirous of receiving statistical reports of this kind then perhaps Council would so indicate and I will submit them as they arise.

For taxation purposes, land plus 75% of improvements times the mill rate (to be set in late April) will equal the general tax. Because of the varying ratios of land to improvements, for each category, the percentages shown on the sheet do not indicate the proportion of the general tax load borne by each category.

The following table shows the percentage of the general tax borne by each category, with 1972 shown for comparison purposes.

<u>Category</u>	<u>1972 Percent of General Tax Burden</u>	<u>1973 Percent of General Tax Burden</u>
Vacant land	<u>1.5%</u>	<u>1.6%</u>
Residential		
Single family	43.7	43.2
Duplex & equivalent	2.6	2.6
Conversions	2.3	2.3
Combined with commercial	1.6	1.6
Miscellaneous	<u>.1</u>	<u>.1</u>
	<u>50.3</u>	<u>49.8</u>
Apartments	<u>14.1</u>	<u>13.8</u>
Business		
Commercial	22.9	24.1
Industrial	<u>11.2</u>	<u>10.7</u>
Business total	<u>34.1</u>	<u>34.8</u>
TOTAL	100.0%	100.0%"

Your Board submits the above report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 192, 195, 196

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTFEBRUARY 2, 1973RECOMMENDATIONS1. Group Life Insurance - Air Pollution Control Officers

The Director of Personnel Services reports as follows:

"In May of 1972, the five Air Pollution Control Officers then employed in the Department of Permits and Licenses resigned from the City and commenced employment with the Greater Vancouver Regional District. The names and City classification of these employees are as follows:

<u>Name</u>	<u>Classification</u>
J. Satterthwaite	Air Pollution Control Officer II
G. C. Anderson*	Air Pollution Control Officer I
A. A. Bodie	Air Pollution Control Officer I
A. W. Curran	Air Pollution Control Officer I
J. E. Urwin	Air Pollution Control Officer I

* Mr. Anderson has since resigned from the Regional District.

The employee benefit program of the Regional District is by and large quite comparable to that of the City. By agreement of the Regional District, the employees were allowed to retain credit for their years of service with the City with respect to benefits when they changed their employment. For example, they were credited with the sick leave which they had accumulated with the City and in calculating their vacation entitlement, years of service with the City were taken into account.

In one respect, however, the benefits are not comparable. The City Group Life Insurance Policy for Inside workers provides for an entitlement to a reduced insurance coverage of \$1,000 when an employee retires on pension, the cost of which is borne equally between the City and all those employees covered by the Plan who have not retired. This is not a feature of the Regional District Group Life Plan.

Since it is desirable that these individuals not be deprived of this benefit, I have made inquiries of our insurer, the Sun Life Assurance Company of Canada, as to what arrangement could be made. They have advised that the \$1,000 retirement insurance could be provided under the aegis of the City's Group Life Plan if an appropriate amendment were made to the policy. The coverage would be granted on condition that the four employees continue their service with the Regional District until retirement age, and that the Regional District do not themselves grant a similar benefit to their staff in the meantime. If the employees were to die prior to retirement, there would be no coverage under the City plan. Any benefits to be provided in such circumstances would come from their present employer's group plan.

This proposal will result in no immediate expense to the City. However, the likelihood of four claims could influence our experience under the Plan to the extent that premiums would be affected in the future. Such cost would be borne equally by the City and all its remaining employees covered by the Plan.

I recommend that Council grant authority to amend the Group Life Insurance Policy to cover the four Air Pollution Control Officers for retirement insurance as discussed above, even though they are no longer employees of the City. This recommendation is made without prejudice and is not intended to set a precedent for the treatment of

Cont'd...

Board of Administration, February 2, 1973 (PERSONNEL - 2)

CLAUSE NO. 1 (continued)

City employees who may in future resign in order to work for the Regional District or any other employer.

This recommendation has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

2. Expenditure of Funds Prior to Budget Approval

The Medical Health Officer reports as follows:

"The City Analyst requests that funds be provided in advance of approval of the Health Department Budget for 1973 to allow two chemists, Mr. A. J. Beaton and Mr. M. W. Yip to attend the American Academy of Forensic Sciences Conferences being held in Las Vegas, Nevada, February 19 - 23, 1973 (inclusive).

This conference is on the approved roster of conferences of the Health Department; however, the approval is limited to one representative. The reason for requesting the attendance of two representatives is that the program is divided into two separate sections, Forensic Sciences and Toxicology, and both sections are of vital concern to the City Laboratory in its work for the City and the Province. The Attorney-General concurs that the City and the Province will benefit by having both sections covered and has agreed in writing to reimburse the City for the added expenses, other than salary, in sending the additional representative.

A summary of expenses to attend the Conference follows:

	<u>Beaton</u>	<u>Yip</u>	<u>Total</u>
Air Fare	\$ 175.00	\$ 175.00	\$ 350.00
Hotel accommodation	52.00	65.00	117.00
Per diem	60.00	75.00	135.00
Registration	60.00	60.00	120.00
Ground Transportation	20.00	20.00	40.00
	<u>\$ 367.00</u>	<u>\$ 395.00</u>	<u>\$ 762.00</u>
Recoverable from Attorney-General		-395.00	-395.00
	<u> </u>	<u> </u>	<u> </u>
Net expenses to City (exclusive of salary)	<u>\$ 367.00</u>	<u>Ø</u>	<u>\$ 367.00</u>

Funds have been included in the 1973 estimates of the Health Department - Conferences and Courses #6801/139 sufficient to cover Mr. Beaton's expenses. Mr. Yip's expenses of \$395.00 will be recovered from the Attorney-General's Department.

Mr. Beaton will require four days leave of absence with pay and Mr. Yip five days as he will be participating in an additional one day workshop on drugs, February 19, 1973.

Your Medical Health Officer recommends that

- (a) An advance of \$367.00 be approved prior to approval of the Health Department Budget for 1973 for Mr. A. J. Beaton.
- (b) An advance of \$395.00 be approved for Mr. M. W. Yip subject to recovery in full from the Attorney-General's Department.
- (c) Four days leave of absence with pay for Mr. A. J. Beaton.
- (d) Five days leave of absence with pay for Mr. M. W. Yip."

Your Board RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

Board of Administration, February 2, 1973 (PERSONNEL - 3)

3. Salary and Classification Review - Two New Permanent Part-time Positions, Income Operations Division, Board of Parks and Public Recreation

The Director of Personnel Services reports as follows:

"The Supervisor of Income Operations has requested two additional Iceman Janitors for Grandview Ice Rink. This facility is now operative for 24 hours per day, seven days per week for the period of mid September to mid April inclusive.

The Administrative Analyst has reviewed this request and recommends that the additional positions be established due to the greater demand for ice time and that essential janitor work and making of fresh ice must be done in the small hours of the morning. He reports that the additional ice time produces additional fees.

I have discussed the duties and responsibilities of the above-mentioned two positions with the Supervisor of Income Operations.

The incumbents, in addition to performing normal janitorial and minor building maintenance functions, will operate ice-making and water filtration equipment. The work of these two positions will fall substantially within Class Specification No. 628, Iceman Janitor, Pay Grade 14 (\$535-638), and I recommend that they be so classified effective when adopted.

The estimated recurring annual cost of this proposal determined by the final step in the pay range at 1973 rates and including fringe benefits will be \$11,988 for a seven month period of mid September to mid April inclusive.

The Comptroller of Accounts reports that the additional funds, estimated at \$10,045 for 1973 (1973 rates), are available from Income Operations.

This report has been discussed with the Superintendent of Parks and Public Recreation and the Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

Summary of Recommendations

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Two New Part-time Positions (mid September - mid April)	Iceman Janitor P.G. 14 (\$574-685)	When adopted

Your Board RECOMMENDS that the foregoing recommendation of the Administration Analyst and the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 196.....

Board of Administration, February 2, 1973 (PERSONNEL - 4)

4. Interview Expenses for Mr. Ian Adam - Applicant -
Competition P-8414 Civil Engineer I - Traffic and Transportation
Division, Engineering Department.

The Director of Personnel Services reports as follows:

"The position of Civil Engineer I (Transportation Planning) was posted on December 11, 1972 and subsequently advertised in newspapers across Canada. After the investigation of nine applicants (eight from Ontario, one from Alberta), Mr. Ian Adam of Ottawa, Ontario appears to be the most suitable applicant.

Mr. Adam has a B.Sc. (Honors) in Civil Engineering from McMaster University, a M.Sc. in Engineering from Northwestern University with an interdisciplinary specialization in Transportation, and three years experience as a Senior Transport Analyst with the Ministry of Transport, Government of Canada.

Due to the difficulty previously encountered in obtaining experienced Transportation Planning Engineers and in view of Mr. Adam's valuable related experience, it is requested that Mr. Adam be invited to come to Vancouver for a personal interview and assessment.

The total cost of bringing Mr. Adam to Vancouver for two days would be approximately \$316.00:

Transportation (Return from Ottawa)	\$256.00
Hotel accommodation (2) x \$20.00	40.00
Ground transportation	<u>20.00</u>
	\$316.00

The Comptroller of Accounts advises that these monies would be available from, Appropriation No. 7090/959 'General Government - Misc.'"

Your Board RECOMMENDS that the foregoing recommendation of the Administration Analyst and the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S).....196.....

BOARD OF ADMINISTRATIONPROPERTY MATTERSRECOMMENDATIONFEBRUARY 2, 1973

1. LEASE EXTENSION & RENTAL REVIEW-
Situated: East Side of Western Street,
Between Central & Southern Streets

The Supervisor of Property and Insurance reports as follows:-

" The City-owned properties Lots 27 & 28, Block A2, D. L. 2037, E/S Western Street, between Central & Southern Streets are leased through assignment to C. D. W. Steel Limited for a period of 20 years from January 1, 1958, at a land rental rate of \$168.00 per month plus all taxes as if levied. C. D. W. Steel Limited also lease Lots 20 - 24, Block A2, D. L. 2037 for a period of 23 years and 6 months from July 1st, 1965 to December 31st, 1988, this being a common expiry date for all leases of City land in this area bounded by Terminal, Industrial, Main and Station Streets. These leases are subject to a 5-yr. Review Clause.

During the course of a rental review of Lots 27 & 28, the lessees requested that their lease be extended from December 31st, 1977 to December 31st, 1988. Negotiations have now been finalized and, by letter dated January 2nd, 1973, C. D. W. Steel Limited have agreed to the following proposal:-

- (a) That the current lease be surrendered and a new lease entered into effective January 1st, 1973, at a rental of \$290.00 per month plus all taxes as if levied.
- (b) The rental to be subject to review every five years and to be the market rental value of land and buildings. In the event of dispute, the matter to be referred to arbitration.
- (c) All buildings presently on Lots 27 & 28, or placed thereon during the ensuing period, are the property of the City.
- (d) Lessee to make all repairs except those of structural nature and to the roof.

RECOMMENDATION that the foregoing Recommendation be approved subject to the documents of surrender and a new lease being to the satisfaction of Corporation Counsel."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

(Map attached for information)

2. SENIOR CITIZENS' HOUSING PROJECT KITSILANO,
1882 and 1890 West 2nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972 City Council, "In Camera", instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area.

The above property, legally described as Lots 3 & 4, Block 227, D.L. 526 is required for this project and is part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

This property under common ownership consists of two adjoining 25' x 120' lots, zoned RM-3, each improved with dwellings erected in 1910 which may be described as follows:-

BOARD OF ADMINISTRATION, February 2, 1973.....(PROPERTIES - 2)

Clause 2 Continued...

1882 West 2nd Avenue:

These premises comprise a 1 3/4 storey and basement duplex with a main floor area of 610 sq. ft. Each self-contained living unit contains three rooms and the owner, who resides at 1890 West 2nd Avenue, has both units currently rented. This dwelling has 7 plumbing fixtures, a patent shingle roof, siding exterior, a concrete foundation and heat is provided by an oil circulating heater.

1890 West 2nd Avenue:

These premises comprise a 1 1/3 storey and basement dwelling with a main floor area of 683 sq. ft. This structure has 5 plumbing fixtures, a patent shingle roof, asbestos shake exterior, a concrete foundation and is heated by a coal and wood furnace.

The condition of both houses is poor and it is proposed that they be demolished when vacant.

Following negotiations with the owners, they have agreed to sell for the sum of \$45,000.00 as of February 15th, 1973 subject to the owners' retaining rent-free possession until March 31st, 1973 but guaranteeing vacant possession of both properties by April 1st, 1973.

The foregoing represents a fair and reasonable price for these properties. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire these properties for the sum of \$45,000.00 on the foregoing basis chargeable to Code #565/1005."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. SENIOR CITIZENS' HOUSING PROJECT KITSILANO,
1999 West 7th Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972 City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property, legally described as Lot 20, Block 286, D.L. 526, is required for this project as part of a 150' site at the N/E corner of 7th Avenue and Maple Street.

These premises comprise a 2 1/2 storey frame dwelling, with a main floor area of 881 sq. ft. and full concrete basement, erected in 1900 on a corner site, 50' x 111.95', zoned RM-3. This revenue house contains 11 rooms converted into a three-room self-contained suite in the basement, a two-room suite for the owners and two housekeeping rooms on the main floor, two housekeeping rooms and a two-room suite on the upper floor. All units, except the two-room suite on the upper floor, are currently rented.

BOARD OF ADMINISTRATION, February 2, 1973.....(PROPERTIES - 3)

Clause 3 Continued...

The dwelling has 15 plumbing fixtures, a patent shingle roof, imitation brick duroid shingle exterior, a concrete foundation and is heated by a gas-fired hot air furnace. Condition of this improvement is fair for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owners, they have agreed to sell for the sum of \$50,000.00 as of February 15th, 1973, subject to the owners' retaining rent-free possession until March 31st, 1973. If the property is not required for this project at that time, the owners reserve the right to rent back these premises commencing April 1st, 1973 at \$150.00 per month.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$50,000.00 on the foregoing basis, chargeable to Code #565/1006."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES
CENTRE SITE - 1011 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"1011 Woodland Drive legally described as Lot 2, Block 26, D.L. 264A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey frame dwelling with a main floor area of approximately 872 sq. ft., erected in 1909 on a site 33' x 93.5', zoned RM-3. This dwelling contains 3 rooms on the main floor, 4 rooms on the second floor and 2 rooms on the third floor. The upper floors were previously rented but are now vacant, the owner occupies the main floor. This building contains 9 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated with a gas-fired hot air furnace. The condition of this dwelling is good for age and type.

Following negotiations, the owners have agreed to sell for the sum of \$28,000.00 as of January 31st, 1973, subject to the owners retaining rent-free possession to February 28th, 1973. This price is a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$28,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, February 2, 1973.....(PROPERTIES - 4)

5. LEASE OF A PORTION OF
1581 - 1585 West 4th Avenue
Lots 33 - 36, Block 240, D.L. 526

The Supervisor of Property and Insurance reports as follows:-

"In 1952 the City purchased the premises known as 1581-85 West 4th Avenue in connection with the construction of the Granville Street Bridge. The site is reserved from sale and contains a 2 storey building held under varying leases since that time.

City Council on February 1st, 1972, approved a lease of the lower floor of 1581 - 1585 West 4th Avenue to Nu-National Car Care Ltd. for a five-year period, commencing February 1st, 1972, with an option to renew for a further five years. At that time, Nu-National Car Care Ltd. was a newly incorporated company and only required the lower floor of the building. The upper floor was occupied by the Social Service Department on a month-to-month basis, and they have since vacated this portion, as of November 30th, 1972.

Nu-National Car Care Ltd. have now applied for a lease of the second floor from December 1st, 1972 with negotiations resulting in Nu-National Car Care Ltd. agreeing to a rental of \$150.00 per month for the second floor office space. This is considered a fair market rental.

It is, therefore, proposed that a lease be entered into for the period, December 1st, 1972 - January 31st, 1977, with an option to renew for a further five-year period at such revised rates as may be approved by City Council.

RECOMMENDED that a lease be entered into for the second floor of the premises known as 1581 - 1585 West 4th Avenue, commencing December 1st, 1972 to January 31st, 1977, with an option to renew for a further five years subject to review of the rent at that time.

Rent:

\$150.00 per month - Lessee to be responsible for all utilities.

Security Deposit

\$450.00 representing three months' rental as required in the previous agreement.

Maintenance: (Lessor)

City to be responsible for exterior and structural maintenance, mechanical repairs to the heating and plumbing systems.

Maintenance: (Lessee)

Tenant to be responsible for day-to-day care and maintenance of heating, and plumbing systems. All repair, maintenance, alterations, or additions to the electrical systems from the time of occupancy. All repair, maintenance, alterations or additions to the interior of the leased area except as noted under the City's responsibilities. All alterations or additions to be subject to prior approval of the City."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, February 2, 1973.....(PROPERTIES - 5)

6. Expropriation for Britannia Community Services Centre

The Supervisor of Property and Insurance reports as follows:-

"City Council, in consort with the Federal and Provincial Governments, and in accordance with Agreements dated February 25th, 1972 and March 15th, 1972, respectively, embarked on a program of property acquisition to facilitate construction of the Britannia Community Services Centre.

The Britannia Steering Committee, at its meeting of January 22nd, 1973, confirmed that construction of the new facilities is scheduled to commence in May, 1973, and that the area generally bounded by William Street, Cotton Drive, Parker Street and the lane West of Commercial Drive, is where the actual structures are to be placed and will be of first priority.

Acquisitions in the over-all Project Areas are now approximately 50% complete. In the above-mentioned priority area, 13 parcels have been acquired with demolition completed or vacant possession for demolition scheduled. Negotiations on the 5 remaining parcels, all in Block 38 on which an Elementary School is to be constructed, are presently stalemated. Independent appraisals have been requested or received in each case and the individual owners have received offers consistent with appraisals and other purchases in the area.

The 5 remaining properties to be acquired in this block are as follows:-

Parcel B of Lots 1 & 2, Blk. 38, D.L. 264A -	1112 Cotton Dr.
Parcel C of Lots 1 & 2, Blk. 38, D.L. 264A -	1120 Cotton Dr.
Lot 4, Blk. 38, D.L. 264A	- 1618 Napier St.
Lot 17, Blk. 38, D.L. 264A	- 1643 William St.
Lot 18, Blk. 38, D.L. 264A	- 1641 William St.

In view of the stalemated negotiations and the need to have the land cleared to facilitate the start of construction in May, 1973, the City Solicitor has been consulted and he considers it advisable to proceed with expropriation immediately. This action will not preclude continuation of negotiations by both the Property and Insurance Office and the Law Department, towards a final settlement.

RECOMMENDED:

- (a) That since the City has failed to come to an agreement with the owners, the Corporation Counsel be authorized to expropriate the above properties in accordance with the resolutions for that purpose submitted under "Motions".
- (b) That Mr. R.S. Thorpe be appointed as the City's nominee to the Boards of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

BOARD OF ADMINISTRATION, February 2, 1973.....(PROPERTIES - 6)

7. Sales: Multiple Dwelling

RECOMMENDATION:

Recommended that the following offer to purchase, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

RE: Lot B of Block 86, D. L. 264 A, Plan 14330.
Situating: South-West Corner of 5th Avenue &
Fraser Street.

Zoned: RM-3, Multiple Dwelling District.

<u>Name</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Jack Morton Realty FOR: Park Lane Properties Ltd.	165' x 122'	\$105,683.00	City Terms at 9%	Subject to Bulkhead Agreement, Lot below grade.

FOR COUNCIL ACTION SEE PAGE(S) 196

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

JANUARY 18, 1973

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, City Hall on Thursday, January 18, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Mayor Phillips
Aldermen Bowers and Massey

ABSENT: Alderman Pendakur

CLERK: D. Bennett

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Commercial Buildings:
Rehabilitation

The Chairman advised the Committee that he proposed to do two things in his Committee during the next two months. One was to deal with the matters referred to Council and the other was to initiate some general discussion on issues which are in the Civic Development field. He stated that as we know little about the rehabilitation of commercial buildings, he had invited Alderman S. Bawlf of Victoria, a developer who is also Chairman of their Planning Committee and Mr. L. Killam who has been doing a lot of renovations in Gastown.

Mr. Bawlf advised that invariably the renovation of a basically sound structure is less expensive than the construction of a new building and the rate of return per unit is higher on the renovated building than on a comparable new building. He stated that every building in the Downtown Victoria area is well within the bounds of the renovation economics. Mr. Bawlf noted that while buildings on their own economical merits may prove uneconomical, there are other considerations such as the pedestrian flow.

Mr. Bawlf then briefly discussed three commercial buildings which he had renovated in the Downtown Victoria area.

Mr. Bawlf was of the opinion that there should be an advisory board which is empowered to set some standards exclusive to buildings of a heritage type.

It was noted by the Committee that it would probably be desirable to zone the property in such a way that it is not economical to tear the building down.

Mr. L. Killam discussed the renovations which were done in Gastown and stated that public enthusiasm for the area which he has renovated is very compelling. He stated Gastown is zoned Light-Industrial and was of the opinion that some other form of zoning should be brought into effect. He suggested that the City should try to get legislation or power for the Historic Site Advisory Board.

The Committee discussed at length the renovations of old commercial buildings and it was

RECOMMENDED that the foregoing information be received and submitted to Council.

2. Review of Outstanding Matters

The Committee considered the following matters and took action as noted below:

- | | |
|---|--|
| (a) West End Parking | This matter be held in abeyance pending receipt of the Downtown Concepts Study Report. |
| (b) Downtown Vancouver)
Transit Concepts)
Downtown Traffic)
G.V.R.D. Study)
Park and Ride) | These matters to be placed on the agenda of the next meeting of the Committee which is to be Thursday, January 25, 1973. |
| (c) East Approach Route:
-Officials Report
-Report Distribution and Model Display
-Public Meetings | This matter to be deferred until the Committee deals with the Downtown Transportation Concepts |
| (d) Sky-Van Enterprises:
Presentation | This matter to be referred to appropriate officials for report back to this Committee. |
| (e) City Sub-Centre Program | This matter to be discussed at an evening meeting, the Chairman to set the date of the meeting. |
| (f) Parking Requirements:
Hotels and Motels - Downtown | This matter to be held in abeyance until receipt of the Downtown Concepts Study report. |
| (g) Provincial Government Complex | This matter to be deferred until further instructions from the Mayor. |

RECOMMENDED that the foregoing action proposed by the Committee be approved.

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

3. Simpson Sears Tower
(Vancouver Square)

The Council on January 9, 1973, passed the following motion:

"THAT Council instruct the Civic Development Committee to meet with the developers re the Simpson Sears revolving tower, to discuss the design of the proposed tower."

It was

RESOLVED that Alderman Massey be requested to meet with Mr. Skalbania, representing the developers, and ask him if he would meet with the members of this Committee.

Standing Committee on Civic Development
January 18, 1973 3

4. Vancouver Centre:
650 West Georgia Street

Council on January 9, 1973, passed the following motion:

"THAT the Board of Administration report dated December 14, 1972, and the communication from the Vancouver City Planning Commission dated December 18, 1972, in respect of the proposed Vancouver Centre development, 650 West Georgia Street, be referred to the Standing Committee on Civic Development for report."

It was

RESOLVED that the Chairman schedule this matter for a future meeting of the Committee.

The meeting adjourned at approximately 5:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 196

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

JANUARY 18, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall on Thursday, January 18, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin.

CLERK: M. James

PART II

The following is submitted to Council for information.

INFORMATION1. General Matters

At this meeting of the Committee, the Chairman submitted an agenda listing general areas which the Committee would be asked to discuss and consider. The Committee took actions on the various items as noted below:

(a) Broadway Beautification

It was agreed that the Chairman make a verbal report on the matter.

(b) Pacific National Exhibition:
Relationship

The Chairman advised that he had written to the President of the P.N.E. re setting up a meeting to discuss the general matter. The Committee noted that a major item would be the problem of parking in the surrounding area.

(c) Governmental Reform

The Chairman remarked generally on the matter re government and election reform, and advised that His Worship the Mayor had suggested that during consideration of this topic, the Committee be expanded by two more Aldermen and representatives of the School and Park Boards and perhaps others.

The matter of a Plebiscite on any suggested reform was mentioned with a tentative date of October/November 1973. The Committee discussed the matter and generally agreeing with the foregoing of the Chairman and the Mayor,

RESOLVED that there be one representative invited to participate in these meetings re government and election reform from the School and Park Boards, and

FURTHER RESOLVED that the Chairman make the necessary arrangements for the distribution of material throughout the City and the holding of a series of meetings and the scheduling of such meetings.

AMENDED SEE PAGE..... 197

cont'd....

Standing Committee on Community Development
January 18, 1973 2

Clause No. 1 continued

(d) Rezoning and Public Hearing Matters

The Chairman reported on the problem of advising people of rezoning and Public Hearing matters and the Committee agreed that the suggestion that there be a wider distribution of information on these items. The Committee

RESOLVED that the Chairman be requested to ask the Director of Planning and Civic Development to increase the area of direct notices in a geographical sense and that groups involved in the area be also advised.

(e) Community Involvement

The Committee had a discussion on the matter of involving communities in discussion with the Committee and other representatives of the Municipal government and it was agreed that the matter would be placed on the next agenda of the Committee. The Committee was advised that a report is being prepared on this subject.

(f) Open Forum Meetings

The Committee discussed generally the matter of open forum meetings which would be unstructured and would be a basic informational service for the citizen.

(g) Chinatown Beautification

The Committee was advised that the discussions re beautification in the Chinatown area were going on in the community.

(h) Kerrisdale Beautification

The Committee was advised that the Planning Department, the Kerrisdale Merchants and the Engineering Department were holding meetings on the matter and it was understood that work on this project would be starting in May of this year. The Chairman noted that no action was required of the Committee at this time.

(i) Broadway and Willow:
Hotel Proposal

Mention was made of the local area representatives' objections to the development of a hotel on this site and the inclusion of a beverage room of over 300 seats capacity. The Chairman noted that he would be meeting with certain members of the Provincial Government in Victoria in the near future and he would make a point of speaking with the Attorney-General on this particular application to the Liquor Control Board. The Chairman also advised that he would discuss with the Attorney-General, the matter of involving the local community before Liquor Vending Licenses were issued by the Board.

(j) Point Grey Roadway

The Committee was advised that a report is in preparation of this item.

(k) Outstanding Matters

The Committee reviewed the matters outstanding to the Committee as submitted by the City Clerk.

The meeting adjourned at approximately 5:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 127

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON
SOCIAL SERVICESJANUARY 25, 1973

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, Third Floor, City Hall on Thursday, January 25, 1973 at approximately 1:50 p.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Hardwick, Linnell, Marzari

ALSO PRESENT: Alderman Pendakur

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held January 11, 1973 were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS1. Welfare Matters

As it is the Committee's intention to discuss Welfare matters with various organizations, the United Citizens Welfare Improvement Council were present at this meeting. Mr. M. Crocker and Mr. I. Zbarski presented a brief dated January 24, 1973. This brief concluded with the following recommendations:

- "(1) That a committee be struck up of 4 UCWIC members, 2 Municipal and Regional Employees Union members, and 2 alderwomen/men to oversee the details of implementing the following, to have control over the hiring and firing and size of all staff in the Department.
- (2) That financial coordinators be set up in local areas to have signing authority on welfare cheques and to have authority to distribute emergency cash grants of a specially set up fund for the purpose.
- (3) That there be increases in earned exemptions.
- (4) That unearned income from nongovernmental sources such as from family or friends be exempted to the same maximum as earned income.
- (5) That all welfare be in the form of emergency cash or cheque. That institutional care be provided on a volunteer basis. In cases where e.g. due to alcohol or drug abuses, welfare grants are misspent, then institutional care will be provided. But that under no circumstances will someone be put under such care involuntarily, until proof can be given that welfare grants have been misspent and so have forced the person to rely on institutional care for the remainder of the period that the original grant was supposed to cover."

January 25, 1973

The Committee discussed with the delegation recommendation (3) quoted above dealing with exemptions for people on Welfare.

The Director of Welfare and Rehabilitation outlined the following earning exemptions:

- (a) Single or family unemployables - \$100 per month
- (b) Single employable - \$30 per month
- (c) Family employable - \$50 per month
- (d) Single or family employables - earning exemption of \$100 per month may be granted for a period of 6 months based on a rehabilitation plan.

Mr. Boyd advised that many of the provinces in Canada allow a yearly exemption rather than by the month. He noted that income derived by welfare recipients at the Post Office at Christmas or income earned from Federal Elections is now exempt.

The Director of Welfare was requested to review with Provincial Officials the whole subject of earning exemptions.

The Committee then discussed recommendation (4) dealing with unearned income from sources such as income received from family or friends be exempted to the same maximum as earned income.

The Director of Welfare advised that all unearned income such as money received from mortgages, Workmen's Compensation Board payments, or any other similar source is totally deductible. The delegation advised they are requesting the same maximum exemption as earned income on a 6 months or yearly basis.

The Chairman requested Mr. Boyd to explore this matter with the Provincial Officials.

In discussing recommendation (1) the delegation requested a committee be set up to hear the grievances of welfare recipients and Mr. Boyd explained the provisions that are already in operation to hear such grievances.

The Chairman advised that he did not think it appropriate that there be 4 UCWIC members on such a committee as there were other welfare organizations that would want to be represented, further, he was of the opinion that the Municipal and Regional Employees Union would not be willing to appoint members to such a committee. He therefore wished to look into recommendation (1) further.

The delegation spoke of welfare recipients who, in their opinion, were being abused by the welfare workers. The Chairman advised the delegation that the Social Service Committee would consider a list of complaints and grievances if they cared to submit one.

After a brief discussion on recommendation (5) it was,

RECOMMENDED that the brief submitted by UCWIC dated January 24, 1973 be received.

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2. Recreational Facilities
- Raymur Place

A delegation from Ray-Cam Cooperative Services represented by Mrs. Jean Amos filed a brief entitled "A Community Facility for Raymur Place". The brief concluded with the following proposals:

- "(1) The south-east corner site at Hastings and Campbell: lots 1-6, Block 120, D.L. 181 comprising 0.42 acres which is owned by the Urban Renewal Partnership be turned over by the Partnership for the use described in this report.
- (2) The City approve in principle the construction of a building on the above mentioned site.
- (3) A "Proposal Call" be made under the terms described in this report for the purpose of designing a facility which is acceptable to all parties concerned.
- (4) Ray-Cam Co-operative will develop a management scheme.
- (5) The construction of the building would be subject to adequate cost sharing by the senior governments."

The delegation urged that appropriate action be taken to build a social and recreational "living space" for the families and senior citizens residing in Raymur Place.

The Committee had before it a report of the Board of Administration dated January 22, 1973, together with a report entitled "Public Housing and the Community" which was the result of a study carried out by a research team of three consultants, the cost of which was \$20,600 shared as follows:

Parks Board	\$2,000
B.C. Housing Management Commission .	2,500
Vancouver Regional Simulation Project (IIPS)	7,500
City of Vancouver, Social Planning Department	8,600
(\$6,100 recoverable under CAP)	

This study deals with recreation patterns, preferences, needs and community relations of public housing residents compared with residents living near public housing in the City of Vancouver. The Board of Administration report was forwarded by the Mayor to this committee when time did not permit it to be dealt with by Council on January 23, 1973. In this report the Director of Social Planning recommended that Council:

"receive this Study of 'Public Housing and the Community' for information;

refer the Study to the Social Services Committee for discussion of its findings and to draft recommendations;

consider the request for a community facility at corner of Hastings and Campbell with residents of Raymur Place in the light of the Study findings."

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After due consideration it was

RECOMMENDED that the 5 proposals contained in the brief presented by the delegation this day and quoted above be approved and that Council indicate their approval of the proposals to the Federal and Provincial governments.

FURTHER RECOMMENDED that the Board report dated January 22, 1973 be deferred for consideration at the next meeting of the Committee.

(Alderman Gibson was present with the Committee during the consideration of the foregoing item).

3. Report to the Chairman re Social Service Matters

The Chairman submitted to the meeting of the Committee on January 11, 1973 his report which dealt with matters he felt should be considered and acted upon as soon as possible. He stated that it was his intention to hold regular meetings of this Committee throughout the succeeding 2 years and will attempt to deal with policy questions rather than with details which can be dealt with administratively, with a view to getting through the greatest volume of work possible.

After a brief discussion on the Chairman's report it was RECOMMENDED that the report be received.

4. Report of the Director of Social Planning

Prior to the first meeting of the Committee on January 11, 1973 the Chairman requested a report from the Director of Social Planning on what items he felt should be placed on future agendas for consideration by this Committee.

In a report dated December 28, 1972 Mr. Egan set out information respecting the following matters which he suggested might be dealt with by the Committee:

- (a) Updated Information
- (b) Model Youth Services System
- (c) Decentralization of Social Services
- (d) Hard Drug Problems
- (e) Downtown East Side
- (f) Civic Grants Procedure
- (g) Housing
- (h) Housing Stock
- (i) Transportation for the Elderly

Mr. Egan concluded his report as follows:

"It is important that the Social Services Committee meet regularly and receive periodic reports in order that Committee members and Council know what impact is or is not being made on the problems tackled and what progress is being made towards finding solutions.

The regularly updated information referred to earlier (item 1) should help to ensure that we are not overlooking serious social problems or concentrating our efforts in the wrong areas.

Some of the actions planned by the Social Services Committee will require co-operation and endorsement by the Provincial government as well as the City. Additional funds may also be required.

January 25, 1973

It would seem appropriate that the Social Services Committee have a budget for 1973 with nominal expenditures up to \$500 authorized at the discretion of the Chairman for such uses as:

1. fact finding
2. dealing with emergency youth problems
3. sending City staff to look at social programs in other cities and inviting experts from other cities to Vancouver."

The Committee briefly discussed some of the foregoing items and took action as noted hereunder.

(a) Updated Information

Mr. Egan advised that before they can plan social services intelligently an information base is essential; e.g. a picture of the population make-up. He stated the Department need to know who they are planning for and for what purpose. e.g. the Social Assistance population. They are therefore proposing a method of regularly updating information to help clarify social services planning and objectives.

(b) The Model Youth Services System

The Director of Social Planning advised that his department is currently working on this matter.

(c) Decentralization of Social Services

Mr. Egan stated that he and other department heads are preparing a draft policy statement on this subject which should be ready in approximately 2 or 3 weeks' time.

RECOMMENDED that the Director of Social Planning submit a statement of policy re decentralization of Social Services to this Committee for discussion.

(d) Hard Drugs Problem

Mr. Egan advised he had written to all of the organizations in the city that are dealing with the hard drug problem and asked if they would like to coordinate their efforts with his department. He suggested that the Committee, at some future meeting, have a round table discussion on the subject. The members of the Committee were of the opinion that the matter of soft drugs should also be investigated.

RECOMMENDED that the Director of Social Planning prepare for a future meeting of this Committee a report on hard and soft drugs including in the report information respecting the agencies and programs that are now functioning.

(e) Downtown East Side

It was the feeling of the Committee that this subject should be dealt with by the Skid Road Housing Committee.

(f) Civic Grant Procedure

Mr. Egan asked if this Committee would like to review the grant requests from civic organizations and the Social Planning recommendations prior to the submission of the material to the Finance and Administration Committee. He stated that he had a proposal he would like to suggest re dealing with grants in future years.

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The members agreed that the grant requests and recommendations be reviewed by this Committee prior to submission to the Finance and Administration Committee and Mr. Egan was requested to present his proposal for dealing with grants in future years at the time he makes his recommendations on this year's grant requests.

Due to the lack of time, consideration was not given to the balance of the items in the Social Planner's report nor to the report submitted to the Committee by the Director of Welfare and Rehabilitation dated January 8, 1973.

5. Report of the Chairman dated January 18, 1973
re Single Men's Unit

The Chairman submitted for the information of the Committee a report on his observations after visiting the Single Men's Unit. As time did not permit a full discussion of the report, and as the delegation from UCWIC was still present at the meeting, the Committee considered items 5 and 6 in the report, which dealt with meals and lodgings.

The Chairman was of the opinion that the Alpine Restaurant should be phased out as soon as possible, providing there is not a substantial loss to the City and that the people on meals and lodgings should be placed on cash allowances, except for those who have proven that they are not able to handle such allowances.

Mr. Boyd advised it was feasible to change the system on the expiration of the contract which is May 31, 1973. He further advised that there are about 150 men who have their assistance administered and he would have to make alternative arrangements for meals for these people at other restaurants.

After discussion it was

RECOMMENDED that the Alpine contract be terminated when the present contract expires and that the Director of Welfare and Rehabilitation report to the next meeting of the Committee on the proposed alternative arrangements for those whose assistance has to be administered.

With regard to the meals and lodgings program the Director of Welfare and Rehabilitation noted a significant change in policy. Under the existing policy the meals and lodging program is used for two categories namely:

- (1) Persons who need their allowance administered
- (2) Single employable persons who are transients, are not seeking employment and show no evidence of seeking employment.

In the second group the meals and lodgings program is used as a deterrent. In moving to a reduced meals and lodgings program Mr. Boyd felt it was essential that he be given discretion to use meals and lodgings as a deterrent in those instances where a recipient on cash allowance is making no effort to seek employment and in fact tells the Department that he has no intention of seeking employment.

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In discussing the question of lodgings the Chairman suggested that the hotels being used in the Skid Road area for lodgings for people on Welfare should be graded as "poor", "fair", and "good". Those that are graded as "poor" should not receive referrals. Those that are "fair" should be encouraged to upgrade their hotels and upon completion of this upgrading consideration be given to the City paying a higher rate for the accommodation. Those classified as "good" should receive priority of people being sent to them and the question of cash adequacy should be looked at in order to give the hotels a fair return.

The Committee discussed the lodgings provided by the Stratford Hotel and the Director of Welfare was requested to review the contract with this hotel and bring back information respecting an alternative arrangement.

RECOMMENDED that the Director of Welfare and Rehabilitation report back to the next meeting of the Committee on the question of lodgings at the Stratford Hotel and include information respecting alternative lodgings.

A brief discussion was held on the placement of single employable persons.

RECOMMENDED that the Director of Welfare and Rehabilitation report to the Committee on his Department's experience in the employment placement of male single employables at the Single Men's Unit.

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 197

REPORT TO COUNCILSTANDING COMMITTEE ON FINANCE & ADMINISTRATIONJANUARY 25, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 25, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Gibson and Volrich

CLERK TO
THE COMMITTEE: R. Henry

PART II1. Vancouver Youth Hostel - Grant

The Committee received a delegation from the Canadian Youth Hostels Association in the person of Mr. Cox, the Executive Director. The Organization is requesting a capital grant of \$20,000 to assist in maintaining the Youth Hostel operating out of a National Defence Building at Jericho.

It was explained that the Association is leasing the property from the Park Board and the \$20,000 requested will be disbursed as follows:

(i)	Purchase and installation of heating plant due to closing down of the present central steam plant by the Department of National Defence at Jericho	\$12,000.00
(ii)	Purchase and installation of cafeteria and kitchen equipment	6,000.00
(iii)	Renovation and equipping of four incompletd dormitories	<u>2,000.00</u>
		<u>\$20,000.00</u>

The Committee noted that a similar request had been submitted in 1972 and on May 16, 1972, Council adopted a recommendation of the Board of Administration that the City not accede to the grant request of \$10,000 for the installation of a replacement heating plant and \$10,000 for renovating and equipping an additional eight (8) dormitories. At that time it was pointed out to the Association that when the agreement was entered into for the use of the building at a cost of a dollar, the responsibilities were made quite clear, e.g. the Association was to be responsible for alterations and pay all costs and charges on any renovations and improvements. This included all costs of any heating plant installation and associated expenditures required when the present heating system is discontinued.

The Committee questioned Mr. Cox on its facilities at the Whistler Mountain Youth Hostel which was purchased recently. It was explained that the Lodge was purchased for \$140,000 and that the rent charged to members of the Association pays the mortgage costs.

The Association had made a submission to the Federal Government but had been advised that no funds could be allocated by the Government for capital expenditures. The last application to any local foundation had been made in 1970.

Alderman Gibson suggested that the group may wish to see him concerning certain cafeteria equipment which may be available.

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Vancouver Youth Hostel - Grant (cont'd.)

The Committee expressed approval of this type of hostel for young people but could not agree with this particular grant request. It was therefore RECOMMENDED

THAT this application for a grant of \$20,000 submitted by the Canadian Youth Hostels Association (Pacific Region) be not approved.

(Subsequently, the Association has forwarded an amended submission and this is submitted separately.)

(A copy of the January 5, 1973 submission is circulated together with an extract from Council Minutes of May 16, 1972.)

(A memorandum of comments from the Director of Finance received by the Chairman subsequent to the meeting is also circulated.)

2. Private Hospitals - Courts Case

The Committee discussed the City's contingent liability with respect to case presently before the Courts regarding the private hospitals. The Committee discussed the comments made by the Honourable Norman Levi at a meeting with certain Council members on January 6, 1973 in which he had made a general commitment on this subject. It was the Committee's opinion that Mayor Phillips write the Minister and get confirmation in writing on the Government's position.

3. 1973 - Subjects for Consideration

The Committee reviewed the following subject matters and categorized each in order of priority, proposing that those lettered A would be dealt with early and those lettered B be dealt with before the end of the year:

PRIORITY

- | | |
|---|--|
| A | Land Bank, and impact on City budget |
| A | Labour negotiation process |
| B | Insurance vs. self-insurance |
| B | Planned program budgetting |
| B | Comparative budgets of other Canadian cities |
| B | Earlier collection of taxes and for water rates |
| B | Deferred taxes for retired home-owners or other relief |

In dealing with the foregoing, general comments were made in each case and the Director of Finance will be providing information on the subjects as required. It was also proposed that the Committee would review with Department Heads the Department's operations in so far as budgets are concerned.

The meeting adjourned at approximately 3:30 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

January 25, 1973

A meeting of the Standing Committee of Council on Civic Development was held in the #2 Committee Room, City Hall on Thursday, January 25, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of January 18, 1973, were adopted.

PART I

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Central Business District Matters

On the agenda for this meeting were the following three (3) items generally relating to Central Business District:

- (a) Transit Concepts
- (b) GVRD Traffic Study
- (c) 'Park and Ride'

For the information of the members of the Committee, the Chairman reviewed in summary, oral form what had occurred in the matter of Central Business District planning for land use and transit. The Committee was advised that the Greater Vancouver Regional District had been involved and had commissioned a report from the firm of Wilbur Smith and Associates. This report had been received by the Regional District last Fall and had been through the Regional District and passed on to the Vancouver City Council. Council had referred the Wilbur Smith report to the Board of Administration for comment and the Board had reported back under date of September 15, 1972, to the then Standing Committee of Council on Transportation at its meeting on September 28, 1972. The Committee considered the report and made amendments to it and forwarded on the Committee's report to Council on October 17, 1972. Council, in considering the report of the Transportation Standing Committee, adopted certain items and amended certain other items.

Your Committee had before it copies of the Board of Administration report of September 15th, and the relative extracts of the Minutes of the Transportation Committee and of Council.

It was noted that the Board of Administration was still instructed to report on the implications to the 'patterns' of the proposed Downtown and False Creek Plans of the Wilbur Smith and Associates proposed 'Early Action' and 'Upside-down "U"' concepts for transit in the downtown area.

The Committee noted that the previous actions that had taken place in connection with transit planning in the Downtown area had dealt with two (2) time schedules, a short term and a long term.

cont'd....

Clause No. 1 continued

The staff members present from the Planning and Engineering Departments orally advised the Committee where specific reports and other actions were at the present time and noted generally that the actions taken in connection with the Wilbur Smith report had provided support for the recommendations in the report of the Greater Vancouver Regional District's Transportation Committee for short term improvements in the existing transit system, and that the long term time schedule actions had provided the maintenance of as many options to the City as possible.

The Committee members and staff discussed the relationships between C.B.D. development and future planning and the need for considering at each decision point, the implications which flow from any decision made by the City of Vancouver.

Discussion also took place re the impact of C.B.D. planning and development and servicing on the other areas, particularly residential areas of the City.

It was noted that it would be inappropriate for the Regional District to set priorities in land use and transportation planning for the City of Vancouver and the Committee was advised that the Planning Department would like to propose a 'target' and discuss with the Committee, the preparation of a concepts report which should include the implications of such concepts and the costs of implementing any of the concepts.

It was noted that Alderman Pendakur will be a member of the Transportation Committee of the Regional District and that the Mayor will be the Chairman of the Planning Committee of the Regional District.

After discussion, your Committee

RECOMMENDS that the 1973 Vancouver City Council confirm the actions taken in connection with the report of Wilbur Smith and Associates, prepared for the Greater Vancouver Regional District by certain deletions and amendments to the Transportation Committee's recommendations, and

FURTHER RECOMMENDS that the staff review these recommendations with respect to the City's relationship with the Greater Vancouver Regional District re transportation for report back to this Committee for consideration and recommendation to City Council, and

FURTHER RECOMMENDS that the City Engineer contact the Director of Transportation Services, Department of Municipal Affairs and indicate to the Director that the City of Vancouver requests to be involved in the planning and co-ordination of transit services in the Lower Mainland Area.

PART II

The following is submitted to Council for information.

INFORMATION

2. Vancouver Square

At the Council meeting of January 9, 1973, Council passed the following motion:

"THAT Council instruct the Civic Development Committee to meet with the developers re the Simpson Sears revolving tower, to discuss the design of the proposed tower."

Present at the meeting, representing the developers, was Mr. Skalbania and Mr. Kalke.

The Chairman reviewed the position of the development referring to actions in the Spring and Summer of 1972. It was noted that the Technical Planning Board reported on this item to Council in August 1972, with Council agreeing to the pedestrian level activity and noting that this was the first major office building built east of Seymour Street for some years.

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Clause No. 2 continued

The Committee also noted there was some comment on the design of the proposed tower on the western side of the Vancouver Centre site.

Mr. Skalbania, on behalf of the developers, spoke to the Committee and reviewed its history. The initial planning was started in January of 1971, with consideration of the type of development - the first type being a 'Ghirardelli Square' type of renovation which was discarded because of the cost of renovation and land available. The second development considered was a discount centre or merchandise mart but this was felt by the developers to be unsuitable in this area of the City. The third was redevelopment using some of the existing buildings and this is the project at present. Mr. Skalbania noted that Simpson Sears will be just tenants in this project not owners or partners.

The Development Permit Application was applied for in 1971, and the developers met with the Design Panel and the Technical Planning Board. As a result of discussions with these two groups, the proposed new building was moved back to create the square on Hastings and Seymour Streets. In August 1972, the application was referred to the Planning Commission and again the developers were present and they reported that the Planning Commission complimented the whole design. On August 30, 1972, the matter was reported by the Director of Planning to Council and the developers noted that it was given unanimous approval.

For the information of the Committee, the developers advised that the final working drawings for the construction were under way at the present time.

The Committee noted that the prime objection to the project was the 'tuning fork' design of the tower, the revolving restaurant atop the tower, and the height of the tower.

After the oral submission of the developers, the Committee discussed the matter generally and noted that the CM-2 Zoning Schedule requires that the Planning Commission give comments to the Technical Planning Board. It was also noted that Council had given approval to the project in November 1972.

The developer noted that in preparing the project, the Technical Planning Board had asked for certain design amendments and that they had been incorporated. He also noted that Council, in giving the approval to the Development Permit, now had no further control, provided the Development Permit was not altered.

The Committee discussed the problem of design objectivity, criticism and aesthetic judgement in relationship to designs which are unexpected or unfamiliar. It was noted that the glass to be used on the tower windows was lighter in colour than that used on the Toronto Dominion Tower on Block 52 at Granville and Georgia Streets.

The Chairman expressed the appreciation of the developers for coming to this meeting and thanked them for their time and information.

The Committee noted that this example of development just reviewed might indicate the need for consultation between the developers and Council before the project has been finally reviewed administratively.

Mr. Skalbania advised the Committee that the developers were prepared to co-operate further in the 'finishings' of the project.

The Committee

RESOLVED that the report of the developers be received.

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3. Park and Ride

The Committee members noted that this matter had not been discussed at this meeting and

RESOLVED that the matter be deferred for future consideration by the Committee.

The meeting adjourned at approximately 5:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 197